

52119

WARRANTY DEED—TENANTS BY ENTIRETY

Vol. 33 Page 15892

KNOW ALL MEN BY THESE PRESENTS, That **ALVAH LEE SHOEMAKER** and **MAY E. SHOEMAKER**, as tenants in common,

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by **EDWARD R. ROETHLER** and **LOUISE E. ROETHLER**, husband and wife, hereinafter called the grantees, does hereby grant, bargain, sell and convey unto the grantees, as tenants by the entirety, the heirs of the survivor and their assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of **Klamath**, State of Oregon, described as follows, to-wit:

Lot 4, Block 5, RAINBOW PARK ON THE WILLIAMSON, in the County of Klamath, State of Oregon, TOGETHER WITH an undivided 1/68ths interest in Lots 4 and 5 in Block 1 of said addition.

SUBJECT, however, to the following:

1. Reservations contained in deed from the United States of America to Ruth Allen Barfield, dated October 24, 1957, recorded November 15, 1957 in Book 295 at page 508, Deed Records, to wit: Subject to such rights for electric transmission line purposes as The California Oregon Power Company may have under the Act of March 4, 1911 (36 Stat. 1253), as amended (43 U.S.C. Sec. 961).
2. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof, recorded September 11, 1964 in Book 356 at Page 116.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the above described and granted premises unto the said grantees, as tenants by the entirety, their heirs and assigns forever.

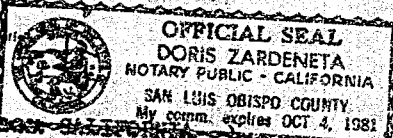
And grantor hereby covenants to and with grantees and the heirs of the survivor and their assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances, except as noted of record as of the date of this deed and those apparent upon the land, if any, as of the date of this deed, and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ **4,500.00**.
(However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration indicated which.) (The sentence between the symbols ①, if not applicable, should be deleted. See ORS 93.630.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this **6th** day of **June**, 1978; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporate officer, affix corporate seal)



STATE OF ~~TEXAS~~ **CALIFORNIA**
County of **San Luis Obispo** ss.
June 6, 1978

Alvah Lee Shoemaker
Alvah Lee Shoemaker

May E. Shoemaker
May E. Shoemaker

STATE OF OREGON, County of _____ ss.
June 6, 1978

Personally appeared _____ and _____ who, being duly sworn, each for himself and not one for the other, did say that the former is the _____ president and that the latter is the _____ secretary of _____

and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:
Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

(OFFICIAL SEAL)

Before me:
Doris Zardeneta
Doris Zardeneta
Notary Public for ~~California~~ **California**
My commission expires **October 4, 1981**

Alvah Lee Shoemaker, et ux

GRANTOR'S NAME AND ADDRESS

Edward R. Roethler, et ux
186 S. Central P.O. Box 1391
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:
Edward R. Roethler, et ux
186 S. Central P.O. Box 1391
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:

Edward R. Roethler, et ux
186 S. Central P.O. Box 1391
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of **Klamath** ss.

I certify that the within instrument was received for record on the **21st** day of **July**, 1978, at **3:48** o'clock P.M., and recorded in book **M78** on page **15892** or as file/real number **52119**, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne
Recording Officer
By _____ Deputy

Fee \$3.00