

58675

WARRANTY DEED—TENANTS BY ENTIRETY

Vol. M78 Page 26194

KNOW ALL MEN BY THESE PRESENTS That GERRY W. WOLFF and CATHY K. WOLFF

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by RICHARD N. EMARD and ANNE M. EMARD, 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 19, Block 3, Tract No. 1065, IRISH BEND

SUBJECT, however, to the following:
1. An easement created by instrument, including the terms and provisions thereof,
Dated : September 20, 1965
Recorded : October 6, 1965 Book: M-65 Page: 2355 & 2357
In favor of : Pacific Power & Light Co., a Maine Corporation
For : A 20 foot wide right of way. (no exact location given)

2. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Irish Bend.

3. 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 : May 9, 1973 Book: M-73 Page: 5588

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;

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 appearing under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$4800.00

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 22nd day of May, 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 corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath } ss.

May 22, 1978

Personally appeared the above named

GERRY W. WOLFF and CATHY K. WOLFF

and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires 12-22-78

STATE OF OREGON, County of Klamath } ss.

Personally appeared

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.

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

GERRY W. & CATHY K. WOLFF

P.O. BOX 331

CHILOQUIN, OR 97624

GRANTOR'S NAME AND ADDRESS

RICHARD N. & ANNE M. EMARD

P.O. BOX 799

CHILOQUIN, OR 97624

GRANTEE'S NAME AND ADDRESS

After recording return to:

RICHARD N. & ANNE M. EMARD

P.O. BOX 799

CHILOQUIN, OR 97624

NAME, ADDRESS, ZIP

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

RICHARD N. & ANNE M. EMARD

P.O. BOX 799

CHILOQUIN, OR 97624

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 20th day of November, 1978, at 2:27 o'clock P.M., and recorded in book M78 on page 26194 or as file/reel number 58675

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

Recording Officer
By Bernice A. Smith Deputy

Fee \$3.00