

1-1-74

58910

WARRANTY DEED—TENANTS BY ENTIRETY

Vol. M-78 Page 26621

KNOW ALL MEN BY THESE PRESENTS, That **BOBBY RALPH MCCLELLAN**, trustee, **McClellan Family Trust**, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by **LARRY L. MANUEL** and **PERLITA D. MANUEL**, 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 6 in Block 11, SOUTH CHILOQUIN ADDITION to the City of Chiloquin, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

(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 \$1,680.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which) (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.)

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 15th day of November, 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)

Bobby Ralph McClellan
Bobby Ralph McClellan

STATE OF OREGON }
County of **Klamath** } ss.
November 15, 1978

STATE OF OREGON, County of _____, 19____ ss.

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 _____ a corporation, 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.

Personally appeared the above named **Bobby Ralph McClellan**

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

Before me: *Sharon Allen*
SHARON ALLEN
Notary Public for Oregon
My commission expires 10/15/82

Before me: _____
Notary Public for Oregon
My commission expires: _____

Bobby Ralph McClellan
952 Chippendale
Glendora, CA 91740
GRANTOR'S NAME AND ADDRESS

Larry L. and Perlita D. Manuel
2541 Jefferson St.
Eugene, OR 97405
GRANTEE'S NAME AND ADDRESS

After recording return to:
Larry L. & Perlita D. Manuel
2541 Jefferson St.
Eugene, OR 97405
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
Larry L. and Perlita D. Manuel
2541 Jefferson St.
Eugene, OR 97405
NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, }
County of **Klamath** } ss.

I certify that the within instrument was received for record on the 27th day of November, 1978, at 11:42 o'clock A.M., and recorded in book M-78 on page 26621 or as file/reel number 58910, Record of Deeds of said county. Witness my hand and seal of County affixed.

Wm. D. Milne
By *Jacqueline M. Mettrey* Recording Officer Deputy
Fee \$3.00