

7-32559

1-1-74

76366

WARRANTY DEED—TENANTS BY ENTIRETY

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KNOW ALL MEN BY THESE PRESENTS, That Charles S. Eifert and Monica E. Eifert, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Richard L. Bement and Sharon M. Bement, 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 2 of Tract 1142, Burke Place, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject, however, to the following:

1. Rights of the Federal Government, the State of Oregon, and the general public in and to any portion of the herein described premises lying below the high water line of Lots River.
2. Liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, contracts, easements, water and irrigation rights in connection therewith.
3. Riparian rights as set out in instrument recorded in Deed Volume 18, page 331, Records of Klamath County, Oregon.
4. Reservations and restrictions contained in the dedication and as shown on the plat of Tract No. 1142, Burke Place, as follows: "...building setbacks as shown on the annexed plat."

(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 \$9,000.00

However, the actual consideration consists of or includes other property or value given or promised which is 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 26th day of October, 1979; 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)

Charles S. Eifert
Charles S. Eifert
Monica E. Eifert
Monica E. Eifert

STATE OF OREGON }
County of PENNINGTON } ss.
October 26, 1979

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

Personally appeared the above named Charles S. Eifert and Monica E. Eifert, husband and wife,

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

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: William M. VanDusen
(OFFICIAL SEAL)

Before me: _____ (OFFICIAL SEAL)

Notary Public for Oregon
My commission expires May 6, 1986

Notary Public for Oregon
My commission expires: _____

Eifert	
GRANTOR'S NAME AND ADDRESS	
Bement	
GRANTEE'S NAME AND ADDRESS	
After recording return to:	
Mr. and Mrs. Richard L. Bement	
P.O. Box 231	
Merrill, Oregon 97633	
NAME, ADDRESS, ZIP	
Until a change is requested all tax statements shall be sent to the following address:	
same as above	
NAME, ADDRESS, ZIP	

STATE OF OREGON, } ss. County of Klamath	
I certify that the within instrument was received for record on the 1st day of November, 1979, at 3:22 o'clock P.M., and recorded in book M79 on page 25830 or as file/reel number 76366.	
Record of Deeds of said county.	
Witness my hand and seal of County affixed.	
By _____ Recording Officer Deputy	
Fee \$3.50	