

1-1-74

80303

WARRANTY DEED—TENANTS BY ENTIRETY

Vol. 178 Page 2322



KNOW ALL MEN BY THESE PRESENTS, That **BOBBY RALPH McCLELLAN**, as Trustee under that certain Declaration of Trust entitled **McClellan Family Trust**, dated 1/5/71, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by **MICHAEL P. HOFF** and **CYNTHIA M. HOFF**, 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:

PARCEL 1:

Lots 2, 3, 4, 5, 6, 7, and 8, Block 1, WEST CHILOQUIN, 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 public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
2. Rights of the public and of governmental bodies in and to any portion of the herein described premises lying below the high water mark of the Williamson River.
3. Right of Way, including the terms and provisions thereof, from R. C.

(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 \$43,250.00

~~However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the~~ consideration (indicate which) (The sentence between the symbols <sup>⓪</sup>, 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 January, 1980; 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.

*Bobby Ralph McClellan*  
Bobby Ralph McClellan

(If executed by a corporation, affix corporate seal)

STATE OF CALIFORNIA }  
COUNTY OF } ss.

On 1-15-80 before me, the undersigned, a Notary Public in and for said State, personally appeared

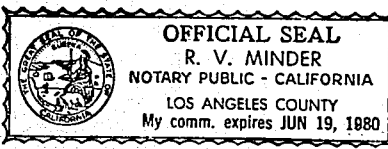
*BOBBY RALPH McCLELLAN*

known to me to be the person whose name subscribed to the within instrument and acknowledged that HE executed the same.

WITNESS my hand and official seal.

Signature *R.V. Minder*  
R.V. MINDER

Name (Typed or Printed)



(This area for official notarial seal)

who, being duly sworn, say that the former is the and that the latter is the of a corporation, is the corporate seal signed and sealed in before directors; and each of untary act and deed. (OFFICIAL SEAL)

Bobby Ralph McClellan, Trustee  
952 Chippendale Ave.  
Glendora, Calif. 91740

GRANTOR'S NAME AND ADDRESS

Michael P. & Cynthia M. Hoff  
3431 Halderman St.  
Mar Vista, Calif. 90066

GRANTEE'S NAME AND ADDRESS

After recording return to:  
Michael P. Hoff & Cynthia M. Hoff  
3431 Halderman St.  
Mar Vista, Calif. 90066

NAME, ADDRESS, ZIP

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

Michael P. & Cynthia M. Hoff  
3431 Halderman St.  
Mar Vista, Calif. 90066

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of

I certify that the within instrument was received for record on the day of 19, at o'clock M., and recorded in book on page or as file/reel number Record of Deeds of said county.

Witness my hand and seal of County affixed.

Recording Officer

By Deputy

SPACE RESERVED FOR RECORDER'S USE

ACKNOWLEDGMENT - INDIVIDUAL

80 FEB 6 AM 9 35

WARRANTY DEED—TENANTS BY ENTIRETY

KNOW ALL MEN BY THESE PRESENTS, That BOBBY RALPH McCLURE, as Trustee under that certain Declaration of Trust entitled McCLURE TRUST, dated 12/21/1911, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid to the grantor and with 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 heirs, that certain real property, with the tenements, hereditaments and appurtenances thereto in anywise belonging or up- pertaining situated in the County of Klamath, State of Oregon described as follows: to-wit:

TRACT 1: Lots 1, 2, 3, 4, 5, 6, 7, and 8, Block 1, WEST CHILOQUIN, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPT, however, to the following: The right of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.

2. The right of the public and of governmental bodies in and to any portion of the herein described premises lying below the high water mark of the Williamson River.

3. Right of Way, including the terms and provisions thereof, from R. C. Spink, et ux, to the California Oregon Power Company, dated March 16, 1923, recorded March 27, 1923 in Volume 61 at page 15; Deed Records of Klamath County, Oregon, as adjusted by the terms and provisions of easement from R. C. Spink, et ux, to The California Oregon Power Company, dated January 27, 1926, recorded March 6, 1926 in Volume 69, page 348, Deed Records of Klamath County, Oregon.

4. Subject to the terms and provisions of that certain Easement recorded December 3, 1959 in Volume 317, page 475, Deed Records of Klamath County, Oregon, in favor of the City of Chiloquin for operation, maintenance, connection and all appurtenances for a domestic water pipeline system, (Affects Lots 4 and 5, Block 1, WEST CHILOQUIN)

Continued from the front: Spink, et ux, to the California Oregon Power Company, dated March 16, 1923, recorded March 27, 1923 in Volume 61 at page 15; Deed Records of Klamath County, Oregon, as adjusted by the terms and provisions of easement from R. C. Spink, et ux, to The California Oregon Power Company, dated January 27, 1926, recorded March 6, 1926 in Volume 69, page 348, Deed Records of Klamath County, Oregon.

4. Subject to the terms and provisions of that certain Easement recorded December 3, 1959 in Volume 317, page 475, Deed Records of Klamath County, Oregon, in favor of the City of Chiloquin for operation, maintenance, connection and all appurtenances for a domestic water pipeline system, (Affects Lots 4 and 5, Block 1, WEST CHILOQUIN)

4. Subject to the terms and provisions of that certain Easement recorded December 3, 1959 in Volume 317, page 475, Deed Records of Klamath County, Oregon, in favor of the City of Chiloquin for operation, maintenance, connection and all appurtenances for a domestic water pipeline system, (Affects Lots 4 and 5, Block 1, WEST CHILOQUIN)

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STATE OF OREGON; COUNTY OF KLAMATH; ss.

Subscribed and sworn to before me this 6th day of February, A. D. 1980, at 9:35 o'clock A. M., and duly recorded in Vol. M80, of Deeds on Page 2322

Wm D. MILNE, County Clerk

By Bernice Hard Photoch

Fee \$7.00

STATE OF OREGON
County of
I certify that the within instrument was recorded for record on the day of 1980, at o'clock P. M. and recorded in book of Deeds and recorded in the County of Klamath, Oregon.
Witness my hand and seal of Office this 6th day of February, A. D. 1980.
Recording Officer
Deputy