

7595

WARRANTY DEED—TENANTS BY ENTIRETY

KNOW ALL MEN BY THESE PRESENTS, That

NEIL C. GROHS

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by FRANK P. GROHS and CHARLOTTE P. GROHS, 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:

Undivided one-half interest in SW $\frac{1}{4}$ SW $\frac{1}{4}$ ; SE $\frac{1}{4}$ SW $\frac{1}{4}$ , Section 36, Township 40 South, Range 13 East, Willamette Meridian, Klamath County, Oregon, containing 80 acres, more or less. Subject to any recorded easements or rights of way.

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 above stated, & liens, assessments, rules & regulations for irrigation, drainage & sewage, & reservations, restrictions, easements & rights of way or record, 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 \$ -0- However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols, 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 day of DECEMBER 1981; 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.

NEIL C. GROHS

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,  
County of Klamath  
December 19, 1981

STATE OF OREGON, County of ss.  
Personally appeared

Personally appeared the above named  
NEIL C. GROHS

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 acknowledged the foregoing instrument to be

Before me: LEONA M. HUFFMAN

NOTARY PUBLIC - OREGON

My commission expires OCT 11, 1982

(OFFICIAL SEAL)

NEIL C. GROHS  
Route 1, Box 117  
Bonanza, Oregon 97623  
GRANTOR'S NAME AND ADDRESS  
Frank P. & Charlotte P. Grohs  
Route 1, Box 117  
Bonanza, Oregon 97623  
GRANTED NAME AND ADDRESS

After recording return to:  
Phillip L. Grohs  
Route 1, Box 117  
Bonanza, Oregon 97623  
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:  
Frank P. Grohs  
Route 1, Box 117  
Bonanza, Oregon 97623  
NAME, ADDRESS, ZIP

STATE OF OREGON,  
County of Klamath ss.

I certify that the within instrument was received for record on the 21 day of December, 1981, at 12:44 o'clock P.M. and recorded in book reel volume No. M. 81 on page 21689 or as document/fee/file/instrument/microfilm No. 7595 Record of Deeds of said county.

Witness my hand and seal of County attested.

Evelyn Biehn County Clerk

By Joya M. Chase Deputy  
Fee \$4.00