

64445

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

MTC-16784

Vol 1184 Page 13791

This Indenture Witnesseth, THAT

JERRY L. HOFER and LORAIN S. HOFER, husband

and wife,

hereinafter known as grantors, for the consideration hereinafter stated

grant, bargain, sell and convey unto

JOHN T. SHEPHERD AND CYNTHIA J. SHEPHERD,

husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

Lot 6, Block 5, TACT 1016, known as GREEN ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: Taxes for fiscal year 1986-87, which are now a lien but not yet payable; Covenants, conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument recorded in Vol. M70 at page 6147, Microfilm Records of Klamath County, Oregon; 20-ft. setback as contained in plat dedication; Reservations and restrictions as contained in plat dedication of Green Acres; Easements and rights of way of record and those apparent on the land, if any.

NOTE: This instrument will not allow use of the property described in this instrument in violation of applicable land use laws and regulations. Before signing or accepting this instrument, the persons acquiring fee title to the property should check with the appropriate city or county planning department to verify approved uses.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 57,000.00
~~However, the actual consideration includes other property which is part of the consideration.~~
 (Strike out the above when not applicable)

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantees as an estate by the entirety. And the said grantors do hereby covenant, to and with the said grantees, and their assigns, that they are the owners in fee simple of said premises; that they are free from all incumbrances, except those above set forth, and that they will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, they have hereunto set their hands and seals
 this 4th day of August 19 86.
 Jerry L. Hofer (SEAL) Loraine S. Hofer (SEAL)

WASHINGTON
 STATE OF OREGON County of Thurston) ss.
 Personally appeared the above named JERRY L. HOFER and LORAIN S. HOFER, husband and wife, August 4th, 19 86

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

Before me:

Cody L. Patton
 Notary Public for Oregon, Washington
 My commission expires May 30, 1988

After recording return to:

Klamath Falls, OR

540 Main

Klamath Falls, OR

Until a change is requested, all tax statements shall be sent to the following name and address:

Same

From the Office of
 WILLIAM L. SISEMORE
 First Federal Bldg.
 540 Main Street
 Klamath Falls, Oregon 97601

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 5th day of August 19 86, at 1:40 o'clock P. M., and recorded in book M86 on page 13791. Record of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, Klamath County Clerk

County Clerk-Recorder

By Sam Smith
 Fee: \$10.00

Deputy

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