

1-74

38918

WARRANTY DEED—TENANTS BY ENTIRETY

Vol. m91 Page 26587

KNOW ALL MEN BY THESE PRESENTS, That Robert E. Benjamin and Ruby E. Benjamin

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Lester E. Spencer and Nellie Mae Spencer, 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 4 Block 32 MERRILL, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.
SUBJECT TO: Any unpaid charges or assessments of the City of Merrill for municipal purposes.

(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 those of 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 \$25,000.00. 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 9 day of June, 1977; 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)

Robert E. Benjamin
Ruby E. Benjamin

STATE OF OREGON,

County of Klamath } ss.
June 9, 1977

Personally appeared the above named Robert E. and Ruby E. Benjamin

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires 8-5-79

STATE OF OREGON, County of _____) 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 _____

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:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

Robert E. and Ruby E. Benjamin
4207 Shasta Way
Klamath Falls, Oregon 97601
GRANTOR'S NAME AND ADDRESS

Lester E. and Nellie M. Spencer
GRANTEE'S NAME AND ADDRESS

After recording return to:

Lester E. Spencer
412 Front Street (PO Box 275)
Merrill, Oregon
NAME, ADDRESS, ZIP

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

Joseph W. K. Mountain
P.O. Box 880
Merrill 97633
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 20th day of Dec., 1991, at 2:50 o'clock P.M., and recorded in book M91 on page 26587 or as file/reel number 38918, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Deborah M. Mendenhall, Deputy

Fee \$28.00