

42794

Vol. 92 Page 6533

## WARRANTY DEED - TENANTS BY ENTIRETY

KNOW ALL MEN BY THESE PRESENTS, That JEAN CHERRIER and MARY CHERRIER, hereinafter called the Grantor, for the consideration hereinafter stated to the grantor paid by JOHN S. HOFFMANN and ROCHELLE HOFFMANN, 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:

The S1/2 NW1/4 NW1/4 NE1/4 and SW1/4 NE1/4 NW1/4 NE1/4 Section 12, Township 40 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

Subject 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. An easement created by instrument, including the terms and provisions thereof,

Dated: April 19, 1971

Recorded: April 20, 1971

Volume: M71, page 3408, Microfilm Records of Klamath County, Oregon

In favor of: Klamath County, a governmental subdivision of the State of Oregon

For: Roadway purposes

3. Declarations of Conditions and Restrictions, including the terms and provisions thereof,

Dated: May 26, 1971

Recorded: August 13, 1971

Volume: M71, page 8640, Microfilm Records of Klamath County, Oregon

Affects: NW1/4 of the NE1/4

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 assumed by Grantee above and those imposed by the Grantee and that Grantor will warrant and for ever 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 \$13,500.00. 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.

This instrument does not guarantee that any particular use may be made of the property described in this instrument. A buyer should check with the appropriate city or county planning department to verify approved uses.

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In Witness Whereof, the grantor has executed this instrument this 20 day of December, 1984.

Jean Cherrier  
JEAN CHERRIER

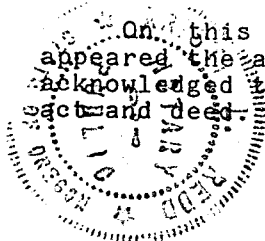
Mary Cherrier  
MARY CHERRIER

STATE OF OREGON )

) ss.

County of Klamath )

On this 20<sup>th</sup> day of December, 1984, personally appeared the above named Jean Cherrier and Mary Cherrier and acknowledged the foregoing instrument to be their voluntary act and deed.



Kristi G. Redd  
NOTARY PUBLIC for Oregon

My Commission expires: 11/16/87

Grantor's name and address:

Jean Cherrier  
Mary Cherrier  
1775 Etna  
Klamath Falls, OR 97603

Grantee's name and address:

John S. Hoffmann  
Rochelle Hoffmann

After recording return to:

John S. Hoffmann  
Rochelle Hoffmann  
12912 S Jefferson Hwy #99E  
Jefferson, OR 97352

Mail tax statements to:

John S. Hoffmann  
Rochelle Hoffmann  
12912 S Jefferson Hwy #99E  
Jefferson, OR 97352

STATE OF OREGON )

) ss.

County of Klamath )

for

recorder's

use

I certify that the within instrument was received for record on the 30<sup>th</sup> day of March, 1992, at 3:39 o'clock P.M., and recorded in book/reel/volume No. M92 on page 6533 or as document/fee/file/instrument/microfilm No. 42794 Record of Deeds of said county.

Evelyn Biehn, County Clerk

Name

Title

By

Danise Muelender

Fee \$35.00