

1-1-74

62346

WARRANTY DEED—TENANTS BY ENTIRETY

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MTC 1396-6366

KNOW ALL MEN BY THESE PRESENTS, That Clyde M. Hume and Thelma Hume, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Gerald D. Wolfram and Margaret Ann Wolfram, 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:

Lots 39, 40, and 41, in Block 17, INDUSTRIAL ADDITION to the City of Klamath Falls, according to the official plat on file in the office of the County Clerk of Klamath County, Oregon,

Subject, however, to the following:

1. Sewer use charges, if any, due to the City of Klamath Falls.

MOUNTAIN TITLE COMPANY, has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

(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 or 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 \$22,000.00. ~~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 ①, 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 June, 1978; 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)

Clyde M. Hume
Thelma Hume
Clyde M. Hume
Thelma Hume

STATE OF OREGON, } ss.
County of Klamath }
June 15, 1978

Personally appeared the above named Clyde M. Hume and Thelma Hume, husband and wife,

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

Before me:
(OFFICIAL SEAL) *Dickinson Blum*
Notary Public for Oregon
My commission expires 6-16-81

STATE OF OREGON, County of Klamath, ss.
June 15, 1978

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 _____

_____ a corporation, 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:

Clyde M. Hume and Thelma Hume
P. O. Box 1056
North Bend, WA 98045

GRANTOR'S NAME AND ADDRESS

Gerald D. Wolfram and Margaret Ann Wolfram
6719 Shasta Way, Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Gutierrez
214 Martin
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

same as above

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.

County of Klamath

I certify that the within instrument was received for record on the 2nd day of June, 1978, at 9:37 o'clock A.M., and recorded in book M93 on page 12528 or as file/reel number 62346.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer

By *Daniel M. Nichols* Deputy

SPACE RESERVED
FOR
RECORDER'S USE

Fee \$30.00

93 JUN 2 AM 9 37