

WARRANTY DEED - TENANTS BY ENTIRETY

KNOW ALL MEN BY THESE PRESENTS, That THEODORE H. GEHRMAN and MURIEL F. GEHRMAN, hereinafter called the Grantor, for the consideration hereinafter stated to the grantor paid by OLIVER R. SPIRES and DIANNE E. SPIRES, 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 24 and 25 in Block 17 of INDUSTRIAL ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to the following:

1. Sewer and water use charges, if any, due to the City of Klamath Falls.
2. Agreement for an existing hot water well on Lot 26, Block 17, INDUSTRIAL ADDITION to the City of Klamath Falls,
Dated: July 6, 1978
Recorded: July 6, 1978
Volume: M78, page 14529, Microfilm Records of Klamath County, Oregon
By and between: Theodore Stanke and Mildred Stanke, husband and wife, and Theodore H. Gehrman and Muriel F. Gehrman, husband and wife.

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 \$30,000.00. 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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/ / /
AFTER RECORDING SEND TO:
Oliver & Dianne Spires
120 E. Main Street
Klamath Falls, OR 97601

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.

SEND TAX STATEMENT TO:
Same - No change

In Witness Whereof, the grantor has executed this instrument this 15th day of November, 1983..

Theodore H. Gehrman
THEODORE H. GEHRMAN
Theodore H. Gehrman
STATE OF OREGON)
) ss.
County of Klamath)

Muriel F. Gehrman
MURIEL F. GEHRMAN

On this 15th day of November, 1983, personally appeared the above named Theodore H. Gehrman and Muriel F. Gehrman and acknowledged the foregoing instrument to be their volunatary act and deed.

Judith Stettin
NOTARY PUBLIC for Oregon
My Commission expires: 1/13/85

Grantor's name and address:	Grantee's name and address:
Theodore H. Gehrman	Oliver R. Spires
Muriel F. Gehrman	Dianne E. Spires
_____	_____
_____	_____

After recording return to:	Mail tax statements to:
Oliver R. Spires	Oliver R. Spires
Dianne E. Spires	Dianne E. Spires
_____	_____
_____	_____

STATE OF OREGON)
) ss.
County of Klamath)

for recorder's use I certify that the within instrument was received for record on the 16th day of Nov, 1993, at 9:10 o'clock A.M., and recorded in book/reel/volume No. M93 on page 30137 or as document/fee/file/ instrument/microfilm No. 71304 Record of Deeds of said county.

Evelyn Biehn, County Clerk
Name Title

By Darlene Mullens

Fee \$35.00