

1-1-74

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WARRANTY DEED—TENANTS BY ENTIRETY

Vol. 1797 Page 25140



KNOW ALL MEN BY THESE PRESENTS, That DONALD R. MANNING and LILLIAN V. MANNING, husband and wife, - - -

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by ROBERT N. HODGES and STELLA R. HODGES, 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:

Beginning at a point on the North right of way line of the County Road, which point is South 89° 33' West 1894.3 feet and North 0° 27' West 30 feet from the iron axle which marks the SE corner of the NE¼ of the NE¼ of Sec. 25, and running thence North 0° 27' West 552.6 feet; thence South 89° 33' West 153.7 feet, thence South 0° 27' East 552.6 feet, more or less, to the North line of the County Road; thence North 89° 33' East along the North line of said County Road 153.7 feet to the point of beginning, being a portion of NW¼NE¼ of Sec. 25, T39S, Range 9 East of the Willamette Meridian. TOGETHER WITH the perpetual easement for roadway purposes over the 60 foot strip of land adjoining all the above described property on the Easterly side thereof, and the 60 foot strip extending North of said strip to a point 301.5 feet South of the North line of said Section.

(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 reservations, restrictions, rights of way of record and those apparent on the land - - -

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 \$ 7,299.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 day of September, 1976; 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.

Handwritten signatures of Donald R. Manning and Lillian V. Manning

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, County of Klamath, September 26th, 1976

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

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: Notary Public for Oregon My commission expires:

Personally appeared the above named Donald R. Manning and Lillian V. Manning, husband and wife,

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

Before me: Notary Public for Oregon My commission expires 4-15-80



(OFFICIAL SEAL)

Mr. and Mrs. Donald R. Manning Route 1, Box 842 Bonanza, OR 97623

Mr. and Mrs. Robert N. Hodges

After recording return to:

Same as below

NAME, ADDRESS, ZIP

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

Mr. and Mrs. Robert N. Hodges

6813 Kimberly Rd Klamath, OR 97603

STATE OF OREGON,

STATE OF OREGON, County of Klamath ss.

Filed for record at request of:

on this 1st day of August A.D., 1977 at 3:29 o'clock P.M. and duly recorded in Vol. 1797 of Deeds Page 25140

Berntha G. Letsch, County Clerk

By Kathleen Ross Deputy

Fee, \$30.00

Deputy

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