

32876

WARRANTY DEED—TENANTS BY ENTIRETY

03-10793
Vol. 77 Page 13906
TA 38-12870

KNOW ALL MEN BY THESE PRESENTS, That John J. Ruger and Marguerita E. Ruger, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Charles D. Whittemore and Bonnie J. Whittemore, 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:
A tract of land situated in the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 3, Township 36 South, Range 6 East of the Willamette Meridian, and described as follows:
Starting from the Northwest corner NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 3, Township 36 South, Range 6 East of the Willamette Meridian; thence South 89°50' East a distance of 596.39 feet; thence South a distance of 223.26 feet to an iron pin, the point of beginning; thence South, a distance of 74.83 feet to an iron pin; thence South 69°26' 53" East, a distance of 131.65 feet to an iron pin; thence Northerly, on the Westerly side of the County Road, along a curve left having a radius of 543 feet, a distance of 100 feet to an iron pin; thence North 80°37' 11" West a distance of 151.61 feet more or less to the point of beginning.

- Subject, however, to the following:
1. Rights of the public in and to any portion of said premises lying within the limits of public roads and highways.
 2. Agreement, including the terms and provisions thereof, between Herbert (for continuation of this deed see reverse side of this instrument)

(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 of 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 \$18,000.00
~~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 \textcircled{O} , 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 20 day of July, 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)

STATE OF OREGON,)
County of Klamath) ss.
July 20, 1977

Personally appeared the above named
John J. Ruger and Marguerita E. Ruger

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

(OFFICIAL
SEAL)

Before me
Notary Public for Oregon

My commission expires January 13, 1981

Notary Public for Oregon

My commission expires:

My Commission Expires January 13, 1981

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath First Fed
540 main

NAME, ADDRESS, ZIP

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

Charles D. Whittemore
3600 So. W.

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,)

County of) ss.

I certify that the within instrument was received for record on the day of 1977, at o'clock M., and recorded in book on page or as file/reel number. Record of Deeds of said county. Witness my hand and seal of County affixed.

Recording Officer
Deputy