

1-1-74

15825

WARRANTY DEED—TENANTS BY ENTIRETY

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KNOW ALL MEN BY THESE PRESENTS, That Oreranches, Inc., an Oregon Corporation,

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Ronald K. Burhans and Venus L. Burhans, 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: Lot 9 and all of Lot 10, EXCEPT 10 feet along the side thereof adjoining the full length of Lot 11, all in Block 5 of CHILOQUIN DREVE ADDITION to the City of Chiloquin, Klamath County, Oregon.

Subject, however, to the following:

1. Sewer and water use charges, if any, due to the City of Chiloquin.
2. City liens, if any, due to the City of Chiloquin.
3. Reservations as contained in Deed recorded in Volume 258, page 691, Records of Klamath County, Oregon, as follows:  
"and there is reserved from the lands hereby granted a right of way thereon for ditches or canals constructed by the authority of the United States."

(continued on reverse)

(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 on 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 \$ 25,000.00.  
However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which).<sup>⓪</sup> (The sentence between the symbols <sup>⓪</sup>, 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 23rd day of September, 1982; 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)

Richard R. Kopszak Pres.  
Oreranches, Inc., an Oregon Corporation

STATE OF OREGON,

County of Klamath } ss.  
SEPTEMBER 23, 1982.

Personally appeared the above named \_\_\_\_\_

\_\_\_\_\_ and acknowledged the foregoing instrument to be \_\_\_\_\_ voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon  
My commission expires \_\_\_\_\_

STATE OF OREGON, County of Klamath ) ss.  
SEPTEMBER 23, 1982.

Personally appeared RICHARD R. KOPSZAK, and \_\_\_\_\_

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 Oreranches, Inc., an Oregon Corporation, 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:

John A. Kalita  
Notary Public for Oregon

(OFFICIAL SEAL)

My commission expires: 7-16-84

Oreranches, Inc., an Oregon Corp.

P.O. Box 361  
Chiloquin, OR 97624  
GRANTOR'S NAME AND ADDRESS

Ronald and Venus Burhans  
1169 Yosemite St.  
Seaside, CA 93955  
GRANTEE'S NAME AND ADDRESS

After recording return to:

Same as Grantee

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

Same as Grantee

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of \_\_\_\_\_ ) ss.

I certify that the within instrument was received for record on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in book/reel/volume No. \_\_\_\_\_ on page \_\_\_\_\_ or as document/fee/file/instrument/microfilm No. \_\_\_\_\_ Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By \_\_\_\_\_

Deputy

15825

12700

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Grantor: Oronchob - Micro

Beneficiary: Eleanor C. Kohn

Trustee: Mountain Title Co.

Little Compa

STATE OF OREGON, COUNTY OF KLAMATH: ss

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