

1-174

36192

WARRANTY DEED—TENANTS BY ENTIRETY

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KNOW ALL MEN BY THESE PRESENTS, That Ronald K. Ambrosius and Linda L. Ambrosius, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Richard L. Anderson and Virgie Anderson, 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 28 in Block 32 of Fourth Addition to Nimrod River Park according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to easements and rights of way of record and apparent on the land, to building and use restrictions of record, and to assessments of Special Road District Nimrod Park.

(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

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 \$ 2500.00

~~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).~~ (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 March day of March, 1984; 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.

"This Instrument does not guarantee that any particular use may be made of the property described (if executed by a corporation, office copy of this instrument). A buyer should check with the appropriate city or county planning department to verify approved uses."

STATE OF OREGON, CALIFORNIA } ss.

County of ORANGE

March day of March, 19.84

Personally appeared the above named

Ronald K. Ambrosius and Linda L. Ambrosius

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires 5-31-84



JAMES PAUL ABRAHAM
NOTARY PUBLIC—CALIFORNIA
PRINCIPAL OFFICE IN
ORANGE COUNTY

My Commission Expires May 31, 1984

GRANTEE'S NAME AND ADDRESS

After recording return to:

Richard Lee Anderson
1552 Tilson Cr.

Corona, Ca. 91720

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON, County of ORANGE ss.

Personally appeared March, 19.

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:

(OFFICIAL SEAL)

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 2nd day of May, 19 84 at 1:16 o'clock P.M., and recorded in book/reel volume No. M84 on page 7305 or as document/fee/file/instrument/microfilm No. 36192, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By Ann Smith, Deputy

Fee: \$4.00

PH 1 16
MAY 2 1984