

OA 46969

K-37664
WARRANTY DEED—TENANTS BY ENTIRETY

4060

KNOW ALL MEN BY THESE PRESENTS, That

ETTA L. KURTZ

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hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by DOUGLAS W. ROUFS and TERRI D. ROUFS, 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 47 of PLEASANT HOME TRACTS NO. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO Acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder; to liens and assessments of Klamath Project and Enterprise Irrigation District and South Suburban Sanitary District; to reservations contained in deed from Charles W. Miller and Naomi K. Miller to Bennie Alsop, dated October 16, 1940, recorded June 7, 1946, in Volume 190, page 309, Deed records of Klamath County, Oregon.

(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 \$14,000.00.

① However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). ② (The sentence between the symbols ①, 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 19th day of March, 1985; 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 IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

ETTA L. KURTZ

STATE OF OREGON, }
County of Klamath } ss.
March 19, 1985.

STATE OF OREGON, County of _____) ss.
_____, 19_____

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:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

(If executed by a corporation, affix corporate seal)

Personally appeared the above named
ETTA L. KURTZ

and acknowledged the foregoing instrument to be her _____ voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires: 8/27/87

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Douglas W. & Terri D. Roufs
6800 So. 6th Street
Klamath Falls, OR

NAME, ADDRESS, ZIP

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

Same as Above Rouf
5649 Miller
Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON, } ss.

County of Klamath

I certify that the within instrument was received for record on the 19th day of March, 1985, at 11:21 o'clock A.M., and recorded in book/reel/volume No. 185 on page 4060 or as fee/file/instrument/microfilm/reception No. 46969, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME TITLE
By Pam Smith Deputy

Fee: \$5.00