

OA / 47395 WARRANTY DEED—TENANTS BY ENTIRETY Vol. M85 Page 4805

KNOW ALL MEN BY THESE PRESENTS, That Ore-Cal General Wholesale, Inc. hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by David W. Campbell and Karen D. Campbell, 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:

The Southeasterly 19 feet of Lot 2, and the North-westerly 51 feet of Lot 3 in Block 10, Eldorado Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, 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 except reservations and restrictions 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 \$ 41,000.00.  
However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which).<sup>⓪</sup> (The sentence between the symbols ⓪, 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 1 day of April, 19 85; 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.

Donald R. Waggoner  
Donald R. Waggoner, Pres.

L. Jewell Huston  
L. Jewell Huston, Secretary

STATE OF OREGON, )  
County of \_\_\_\_\_ ) ss.  
\_\_\_\_\_, 19\_\_\_\_\_  
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.  
April 1, \_\_\_\_\_, 19 85  
Personally appeared Donald R. Waggoner and L. Jewell Huston 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 Ore-Cal General Wholesale, Inc., 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:  
Darlene J. Tucker (OFFICIAL SEAL)  
Notary Public for Oregon  
My commission expires: 6-16-88 (If executed by a corporation, affix corporate seal)

Ore-Cal General Wholesale, Inc  
GRANTOR'S NAME AND ADDRESS  
David W. Campbell et ux  
200 Dahlia  
Klamath Falls, Oregon 97601  
GRANTEE'S NAME AND ADDRESS  
After recording return to:  
Grantee above  
NAME, ADDRESS, ZIP  
Until a change is requested all tax statements shall be sent to the following address.  
Grantee above  
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 2nd day of April, 19 85, at 2:27 o'clock PM., and recorded in book/reel/volume No. M85 on page 4805 or as fee/file/instrument/microfilm/reception No. 47395, 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

APR 2 PM 2 27