

1-1-74

52670

WARRANTY DEED - TENANTS BY ENTIRETY

Vol. M85 Page 13849

KNOW ALL MEN BY THESE PRESENTS, That E.R. PROBUS aka BOB PROBUS and TERESA PROBUS

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by KENNETH M. RICHTER and SUSAN K. RICHTER, 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 East 75 feet of Lots 1, 2 and 3, in Block 4 of Bonanza, 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 as above stated, & liens, assessments, rules & regulations for irrigation, drainage & sewage, & reservations, restrictions, easements & rights of way of record & 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 \$ 36,000.00.
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). (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 26th day of March, 19 80; 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)

E.R. Probus
E.R. PROBUS aka BOB PROBUS

Teresa Probus
TERESA PROBUS

STATE OF OREGON,
County of Klamath } ss.
March 26, 19 80

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

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 _____

Personally appeared the above named E.R. PROBUS aka BOB PROBUS and TERESA PROBUS and acknowledged the foregoing instrument to be THEIR voluntary act and deed.

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:
Barbara P. Addington
Notary Public for Oregon
My commission expires 3-22-81

Notary Public for Oregon
My commission expires: _____

(OFFICIAL SEAL)

E. R. PROBUS and TERESA PROBUS

GRANTOR'S NAME AND ADDRESS
KENNETH M. and SUSAN RICHTER

GRANTEE'S NAME AND ADDRESS
After recording return to:
KENNETH M. and SUSAN K. RICHTER
Randomness & Huffman PC
411 Pine St, KTC
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
KENNETH M. and SUSAN RICHTER
NAME, ADDRESS, ZIP

STATE OF OREGON,
County of Klamath } ss.

I certify that the within instrument was received for record on the 29th day of August, 19 85, at 4:04 o'clock P.M., and recorded in book M85 on page 13849 or as file/reel number 52670.
Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Pam Smith Deputy

Fee: \$5.00

85 AUG 29 PM 4 04

OK 508