

OA

54821

K-38110  
WARRANTY DEED—TENANTS BY ENTIRETY

Vol. M85 Page 17465

Ch.  
St.

KNOW ALL MEN BY THESE PRESENTS, That

CHARLES RITTENHOUSE and NATALIE RITTENHOUSE  
hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by KEVIN A.  
HOMER and CHRISTINE Y. HOMER, 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 ap-  
pertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Tract 40 Pleasant Home Tracts #2, according to the official plat thereof  
on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: Taxes for 85-86 which are unpaid; rules, regulations and  
assessments of Klamath Project and Enterprise Irrigation District and  
South Suburban Sanitary District; reservations and restrictions in Deed  
recorded November 28, 1942, in Volume 151 page 327; Trust Deed executed  
by Charles Whitney Rittenhouse and Natalie Marie Rittenhouse, husband and  
wife, as grantors, to D. L. Hoots, as trustee, Security Savings and Loan  
Association, a corporation, as beneficiary, dated April 30, 1979, recorded  
May 1, 1979, in Volume M79 page 9796, Mortgage Records of Klamath County,  
Oregon, which the Grantees herein agree to assume and pay.

(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 en-  
tirety, 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 \$ 17,852.53

~~However, the actual consideration consists of or includes other property or value given or promised which is~~  
the whole 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 25th day of October, 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 will not allow use of the property  
described in this instrument in violation of applicable  
land use laws and regulations. Before signing or  
accepting this instrument, the person acquiring fee  
title to the property should check with the appropriate  
city or county planning department to verify approved  
uses.

*Charles Rittenhouse*  
CHARLES RITTENHOUSE  
*Natalie Rittenhouse*  
NATALIE RITTENHOUSE

STATE OF OREGON, )  
County of Klamath ) ss.  
October 25, 19 85.

STATE OF OREGON, County of ) ss.  
October 25, 19 85.

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  
Charles Rittenhouse and  
Natalie Rittenhouse

and acknowledged the foregoing instru-  
ment to be their voluntary act and deed.

\_\_\_\_\_, 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 be-  
half 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 8/27/87

Notary Public for Oregon  
My commission expires:

(If executed by a corporation,  
affix corporate seal)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Kevin & Christine Homer  
5511 Miller  
Klamath Falls, OR 97601  
NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON, )  
County of Klamath ) ss.

I certify that the within instru-  
ment was received for record on the  
28th day of October, 1985,  
at 10:39 o'clock A.M., and recorded  
in book/reel/volume No. M85 on  
page 17465 or as fee/file/instru-  
ment/microfilm/reception No. 54821.,  
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

SPACE RESERVED  
FOR  
RECORDER'S USE

39  
OCT 29 AM 10 39