

55483

DEED CREATING ESTATE BY THE ENTIRETY

Vol. M85 Page 18634

KNOW ALL MEN BY THESE PRESENTS, That CLAUDETTE GAY HEPNER

(hereinafter called the grantor), the spouse of the grantee hereinafter named, for the consideration hereinafter stated, has bargained and sold and by these presents does grant, bargain, sell and convey unto JAMES A. HEPNER (herein called the grantee), an undivided one-half of the following described real property situate in Klamath County, Oregon, to-wit:

Lot Four (4), Block Nineteen (19), Second Addition to RIVER PINE ESTATES, according to the official plat thereof on file with the County Clerk of Klamath County and subject to the Building and Use Restrictions appurtenant thereto and on file in Volume M-72, at Page 6815 Deed Records.

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.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining;

TO HAVE AND TO HOLD said undivided one-half of said real property unto the said grantee forever.

The above named grantor retains a like undivided one-half of said real property and it is the intent and purpose of this instrument to create and there hereby is created an estate by the entirety between husband and wife as to said real property.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ none.

However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which). (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.)

WITNESS grantor's hand this October 29 day of 1985

Claudette Gay Hepner
CLAUDETTE GAY HEPNER

STATE OF OREGON, County of Lane) ss.

October 29, 19 85

Personally appeared the above named CLAUDETTE GAY HEPNER who is known to me to be the spouse of the grantee in the above deed and acknowledged the foregoing instrument to be a voluntary act and deed.

Before me:

[Signature]
Notary Public for Oregon—My commission expires: 11.24.85

CLAUDETTE GAY HEPNER

2232 Sandy Drive

Eugene, Oregon 97401

GRANTOR'S NAME AND ADDRESS

JAMES A. HEPNER

2232 Sandy Drive

Eugene, Oregon 974-1

GRANTEE'S NAME AND ADDRESS

After recording return to:

KURTIS M. LOMBARD, Attorney at Law

725 Country Club Road

P. O. Box 10332

Eugene, Oregon 97440

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

JAMES A. HEPNER and CLAUDETTE GAY HEPNER

2232 Sandy Drive

Eugene, Oregon 97401

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 18th day of November, 19 85, at 2:24 o'clock P.M., and recorded in book M85 on page 18634 or as file/reel number 55483, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

By [Signature] Recording Officer
Deputy

SPACE RESERVED
FOR
RECORDER'S USE

Fee: \$5.00