

OK

59971

K-38400

WARRANTY DEED—TENANTS BY ENTIRETY

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5755



KNOW ALL MEN BY THESE PRESENTS, That
W. A. BRAY, JR.

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by RONALD C. BROWN and RHONDA K. BROWN, 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 5, Block 3, River Ranch Estates, 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 United States Statutes and regulations issued thereunder; liens and assessments of Klamath Irrigation District; reservations, restrictions, easements and rights of way of record and those apparent upon the land.

(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 \$ 78,000.00

~~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 , 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 20th day of March, 19 86; 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.

W. A. Bray Jr.
by Harold J. Atkinson

STATE OF OREGON,

County of Klamath

} ss.

On this the 21st day of March, 19 86

personally appeared

Harold J. Atkinson

who, being duly sworn (or affirmed), did say that he is the attorney in fact for

W. A. Bray Jr.

and that he executed the foregoing instrument by authority of and in behalf of said principal; and he acknowledged said instrument to be the act and deed of said principal.

Before me:

Signature of Notary Public

My commission expires:

8/27/87

affix corporate seal)

(Official Seal)

My commission expires

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Ronald & Ronda Brown
7685 Lost River Road
Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

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

Peoples Mortgage Co.
P. O. Box 1788
Seattle, WA 98111

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

} ss.

I certify that the within instrument was received for record on the 8th day of April, 19 86, at 10:33 o'clock A. M., and recorded in book/reel/volume No. M86 on page 5755 or as fee/file/instrument/microfilm/reception No. 59971, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

Fee: \$10.00

By: [Signature] Deputy