

OK

61185

K-38607  
WARRANTY DEED—TENANTS BY ENTIRETY

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KNOW ALL MEN BY THESE PRESENTS, That

RONALD LEE WORDEN and MARY MARGARET WORDEN

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by DENNIS GALE KRUSE and BETTY JEAN KRUSE, 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 22, Block 2, Tract No. 1179, SECOND ADDITION TO KENO HILLSIDE ACRES, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

SUBJECT TO: Reservations in the dedication and on the plat of Second Addition to Keno Hillside Acres; Easement to install anchors and guys recorded January 21, 1966 in Volume M-66 on page 604, deed records of Klamath County, Oregon; Declaration of Protective Covenants and Restrictions for Tract No. 1179, Second Addition to Keno Hillside Acres, recorded May 1, 1981, in M-81 on page 7753, records of Klamath County, Oregon; Trust Deed given by Ronald Lee Worden and Mary Margaret Worden as grantors to Klamath First Federal Savings & Loan Association, recorded May 16, 1984 in Volume M-84 and on page 8105, records of Klamath County, Oregon which Grantees herein agree to assume, and pay.

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 \$ 64,000.00.

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 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 1st day of May, 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.

Ronald Lee Worden  
RONALD LEE WORDEN  
Mary Margaret Worden  
MARY MARGARET WORDEN

STATE OF OREGON, Idaho

County of Ada,  
May 4, 19 86.

Personally appeared the above named  
Ronald Lee Worden and  
Mary Margaret Worden

and acknowledged the foregoing instrument to be their voluntary act and deed.

John F. Jarley  
(OFFICIAL SEAL)

Notary Public for Oregon Idaho  
My commission expires 8/19/86

STATE OF OREGON, County of \_\_\_\_\_) ss.

Personally appeared \_\_\_\_\_, 19\_\_\_\_\_,  
and  
each for himself and not one for the other, did say that the former is the  
\_\_\_\_\_ who, being duly sworn,  
\_\_\_\_\_ president and that the latter is the  
\_\_\_\_\_ secretary of \_\_\_\_\_

\_\_\_\_\_ 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:

(OFFICIAL SEAL)

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:

Dennis Gale & Betty Jean Kruse  
14040 Keno Terrace  
Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

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

Same as Above

NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON,

County of Klamath ) ss.

I certify that the within instrument was received for record on the 8th day of May, 19 86, at 1:28 o'clock P.M., and recorded in book/reel/volume No. M86 on page 7955 or as fee/file/instrument/microfilm/reception No. 61185, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME TITLE

By Ann Smith Deputy

Fee: \$10.00