

OK

63474

K-38546

WARRANTY DEED—TENANTS BY ENTIRETY

Vol. M86 Page

11997

KNOW ALL MEN BY THESE PRESENTS, That

LESTER ROOKSTOOL and MARY HELEN ROOKSTOOL
 hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by MICHAEL R.
 STARR and TERESA K. STARR, 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:

Lot 2, Block 7 of ALTAMONT ACRES, 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; rules, regulations and
 assessments of Klamath Irrigation District and South Suburban Sanitary
 District; reservations and restrictions in deed from A. L. Wishard and
 Erma M. Wishard to G. P. Stauffer, dated August 2, 1926, recorded October 1,
 1928, in Volume 81 page 264, Deed records of Klamath County, Oregon;
 Mortgages, executed by Larry D. Crowley and A. Lynette Crowley to State of
 Oregon, represented and acting by the Director of Veterans' Affairs, the
 first of which was recorded September 15, 1977 in Volume M77 page 17180 and
 the second recorded December 11, 1978, in Volume M78 page 27792 and re-
 recorded December 26, 1978, in Volume M78 page 28670, Mortgage records

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 of Klamath County,
 Oregon, which grantees herein agree to assume and pay

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 \$ 40,800.00
 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 8th day of July, 1986;
 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 DE-
 SCRIBED 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.

STATE OF OREGON,

County of Klamath } ss.
 July 8, 1986.

Personally appeared, the above named
 Lester Rookstool and
 Mary Helen Rookstool
 and acknowledged the foregoing instru-
 ment to be their voluntary act and deed.

(OFFICIAL
SEAL)

Notary Public for Oregon

My commission expires 8/27/87

STATE OF OREGON, County of } ss.
 1986.

Personally appeared _____ and
 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 _____

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:

Notary Public for Oregon

My commission expires:

(OFFICIAL
SEAL)(If executed by a corporation,
affix corporate seal)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Michael R & Teresa K. Starr
 3423 Altamont Dr.
 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 instru-
 ment was received for record on the
 9th day of July, 1986,
 at 8:53 o'clock A.M., and recorded
 in book/reel/volume No. M86 on
 page 11997 or as fee/file/instru-
 ment/microfilm/reception No. 63474,
 Record of Deeds of said county.

Witness my hand and seal of
 County affixed.

Evelyn Biehn, County Clerk
 By Bernetha S. Helch Deputy

Fee \$10.00