

87044

WARRANTY DEED—TENANTS BY ENTIRETY

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KNOW ALL MEN BY THESE PRESENTS, That Ernest E. Dunton, Jr., and Christine P. Dunton, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Elmer R. Anderson and Roberta J. Anderson, 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 2 in Block 8 FIRST ADDITION TO KENO WHISPERING PINES, according to the official plat in the office of the County Clerk of Klamath County, Oregon.

Subject, however, to the following:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records; pending proceedings for vacating, opening or changing of streets or highways preceding entry of the ordinance or order therefor.

2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possessions thereof.

3. Easements, claims or easment or encumbrances which are not shown (For continuation of this legal description see reverse side of this document.)

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 except as noted of record as of the date of this deed and those apparent upon the land, if any, as of the date of this deed, 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.

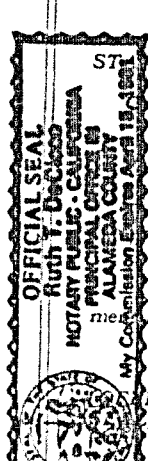
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$15,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which). (The sentence between the symbols ©, 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 day of April 19, 1978; 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.

(If executed by a corporation, affix corporate seal)

Ernest E. Dunton, Jr.
Christine P. Dunton



STATE OF CALIFORNIA)
County of Alameda) ss.
April 19, 1978.

Personally appeared the above named Ernest E. Dunton, Jr. and Christine P. Dunton

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

Before me:
Ruth T. DeCicco
Notary Public for California
My commission expires April 15, 1981

STATE OF OREGON, County of) ss.
April 19, 1978.

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)

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:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

Robert J. Koertge
343 DONALD STREET
KLAMATH FALLS OR 97601

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

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of) ss.

I certify that the within instrument was received for record on the day of 1978, at o'clock M., and recorded in book on page or as file/reel number

Record of Deeds of said county.

Witness my hand and seal of County affixed.

By Recording Officer Deputy

SPACE RESERVED FOR RECORDER'S USE

1500

by the public records; unpatented mining claims, reservations or exceptions in patents or in acts authorizing the issuance thereof; water rights, claims or title to water. 1. 7137

4. Reservations and restrictions contained in the dedication of Keno Whispering Pines as follows: "... said plat being subject to the following restrictions: 1. A building set-back line and future public utilities easements as shown on the annexed plat.

5. Any easements or right-of-way of record and any further restrictions as shown in the recorded protective covenants."

6. Declaration of restrictions and reservations dated August 29, 1967, recorded August 31, 1967 in Volume M-67 page 6837, Microfilm records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the _____ day
of _____ May _____ A.D., 19 88 at 3:37 o'clock P _____ M., and duly recorded in Vol. M88
of _____ Deeds _____ on Page 7136

FEE \$15.00

Evelyn Blehn County Clerk

By Bernetha A. Letch

