

09-04-1986 MTC

MTC 21964

STEVENS-NESS LAW PUBLISHING CO., PORTLAND, OR. 97204

4660

WARRANTY DEED - TENANTS BY ENTIRETY

Vol. 2789 Page 16361

KNOW ALL MEN BY THESE PRESENTS, That David John McKay and Michele McKay, husband and wife hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Stephen A. VanBuren and Joyce VanBuren, 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:

The E¹ of Lots 1 and 2, Block 3, DIXON ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No. 3809 028DC 00400

"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 this property should check with the appropriate city or county planning department to verify approved uses."

(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 except those of record, apparent on the ground and common to the area 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 \$67,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The contents 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 30th day of August, 1989; 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)

SEE REVERSE

STATE OF OREGON,

County of Klamath

August 30, 1989

Personally appeared the above named

David John McKay and Michele McKay

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

Before me, David A. Chandler, Notary Public for Oregon, My commission expires 7-6-90

David John & Michele McKay
c/o KFF

GRANTOR'S NAME AND ADDRESS
Stephen A. & Joyce E. VanBuren
2238 Ruffin St
Klamath Falls OR 97601

GRAVITEE'S NAME AND ADDRESS
After recording return to:
Klamath First Federal S+L
540 Main St
Klamath Falls OR 97601

NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address.
Same as above

STATE OF OREGON, County of) ss.
1989

Personally appeared _____ and _____ who, being duly sworn, 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 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:

STATE OF OREGON,) ss.

County of _____
I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ or as document/fee/file/instrument/microfilm No. _____ Record of Deeds of said county.
Witness my hand and seal of County affixed.

NAME _____ TITLE _____
By _____ Deputy

R324 No. 159—ACKNOWLEDGMENT BY ATTORNEY-IN-FACT.

STATE OF OREGON,

County of Klamath } ss.

On this, the 30th day of August, 1989 personally appeared DAVID JOHN MCKAY who, being duly sworn (or affirmed), did say that he is the attorney in fact for MICHELE MCKAY 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.

(Official Seal)

Before me:

Grace D. Chandler
(Signature)

7-6-90

(Title of Officer)

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 31st day of Aug. A.D., 1989 at 9:17 o'clock A.M., and duly recorded in Vol. M89 of Deeds on Page 16361.

Evelyn Biehn, County Clerk

By Pauline Muslander

FEE \$13.00