

1-1-74

5089

WARRANTY DEED—TENANTS BY ENTIRETY

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KNOW ALL MEN BY THESE PRESENTS, That William W. Buehler

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by John D. Ashford and Florence M. Ashford, 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, FIRST ADDITION TO BUREKER PLACE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

#3909-11CB-3100

(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 \$50,000.00

~~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 12 day of September, 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.

"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."

STATE OF OREGON, County of Klamath, ss.
September 12, 1989

Personally appeared the above named William W. Buehler

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

Before me, Notary Public for Oregon
(OFFICIAL SEAL) My commission expires 6-16-92

STATE OF OREGON, County of _____, ss.

Personally appeared _____, 19____, 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 _____

_____ 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: _____

William W. Buehler
2526 Garden St
Klamath Falls, OR 97603
GRANTOR'S NAME AND ADDRESS

John D. Ashford & Florence M. Ashford
4501 Clinton Ave
Klamath Falls, Or 97603
GRANTEE'S NAME AND ADDRESS

After recording return to:

John D. Ashford & Florence M. Ashford
4501 Clinton Ave

Klamath Falls, Or 97603
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
John D. Ashford & Florence M. Ashford
4501 Clinton Ave
Klamath Falls, Or 97603
NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON, } ss.
County of Klamath

I certify that the within instrument was received for record on the 12th day of Sept, 1989, at 12:34 o'clock P.M., and recorded in book/reel/volume No. M89 on page 17145 or as document/fee/file/instrument/microfilm No. 5089 Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE

By Quentin Mueller Deputy

Fee \$8.00

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