

80308

MTC 32736-KR

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

THIS INDENTURE WITNESSETH, that Kalloor J. Devasia and Saramma Devasia, hereinafter known as Grantors, for the consideration hereinafter stated, have bargained and sold, and by these presents do grant, bargain, sell and convey unto Lester J. Kendrick and Patricia A. Kendrick, husband and wife, hereinafter known as Grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

Lot 16 in Block 218, Mills Second 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.

Assessors Account No. 1-3809-033DC-17900.

This property is sold by Grantors and accepted by Grantees in its present "as is" condition, Grantees acknowledge having made a satisfactory inspection of the property.

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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$35,000.00.

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantees as an estate by the entirety. And the said grantors do hereby covenant, to and with the said grantees, and their assigns, that they are the owners in fee simple of said premises; that they are free from all encumbrances, and that they will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, we have hereunto set our hand and seal this 28 day of April, 1994.

X Kalloor J. Devasia
X Saramma Devasia

STATE OF OREGON)
County of Klamath) SS Dated, April 29, 1994.

Personally appeared the above named Kalloor J. Devasia and Saramma Devasia and acknowledged the foregoing instrument to be their voluntary act and deed. Before me:



Kristi L. Redd
Notary Public for Oregon
My Commission Expires: 11/16/95

After recording return to:

Lester + Patricia Kendrick
2222 S. 6th St.
Klamath Falls, OR 97601

Until a change is requested,
send all tax statements to:

Lester + Patricia Kendrick
2222 S. 6th St.
Klamath Falls, OR 97601

STATE OF OREGON)
County of Klamath) SS

I certify that the within instrument was received for record on the 2nd day of May, 19 94, at 3:17 o'clock P M., and recorded in book M94 on page 13751 Record of Deeds of said county.

WITNESS my hand and seal of County affixed.

Evelyn Biehn, County Clerk
BY [Signature] Deputy

Fee \$30.00