

K-46426

## WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

THIS INSTRUMENT WITNESSETH, that Florence Olive Hunsaker, hereinafter known as Grantor, for the consideration hereinafter stated, has bargained and sold, and by these presents does grant, bargain, sell and convey unto David L. Dyrud and Marilyn A. Dyrud, husband and wife, hereinafter known as Grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

Lot 12 in Block 38 of Hillside Addition, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. Subject to easements, rights of way of record and those apparent on the land.

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 \$120,000.00.

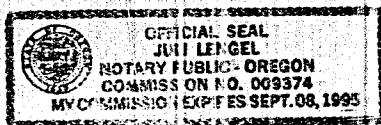
TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantees as an estate by the entirety. And the said grantor Florence O. Hunsaker does hereby covenant, to and with the said grantees, and their assigns, that she is the owner in fee simple of said premises; that they are free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

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 4th, day of May, 1994.

*Florence Olive Hunsaker*  
Florence Olive Hunsaker

STATE OF OREGON )  
County of Klamath ) SS Dated: June 28, 1994.

Personally appeared the above named Florence Olive Hunsaker and acknowledged the foregoing instrument to her voluntary act and deed. Before me:



*Julie Lengel*  
Notary Public for Oregon  
My Commission Expires: 9-8-95

After recording return to:  
DAVID L. & MARILYN A. DYRUD  
2025 LEROY STREET  
KLAMATH FALLS, OR 97601

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

STATE OF OREGON )  
County of Klamath ) SS  
I certify that the within instrument was received for record on the 29th day of June, 1994, at 3:25 o'clock P. M., and recorded in book M94 on page 20226 Record of Deeds of said county.

WITNESS my hand and seal of County affixed.  
*Evelyn Rich*, County Clerk  
BY *Doreen Hunsaker* Deputy

Fee \$30.00