

NA 09-28-94A11:13 RCVD

WARRANTY DEED - TENANTS BY ENTIRETY

Vol. M94 Page 30424

88883

KNOW ALL MEN BY THESE PRESENTS, That James B. Holland and Gloria J. Holland, husband and wife hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Thomas M. Allen and Donald Allen, 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 4, (Four), Block 21, (Twenty One), Third Addition to River Pine Estates according to the official plat thereof on file with the County Clerk of Klamath County and subject to the Building and Use Restrictions on file in Volume M-73, at page 6940, Deed Records.

(IF SPACE IS SUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the above described and granted premises unto the 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: Covenants, Conditions, Restrictions, Reservations, Rights, Rights of way, and Easements now of Record, if any, and that grantor will warrant and forever defend the 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 \$ 4500.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 15th day of September, 1994; if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so 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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

STATE OF OREGON, County of LANE) ss.

This instrument was acknowledged before me on September 15, 1994, by James B. Holland & Gloria J. Holland

This instrument was acknowledged before me on _____, 19____, by _____ as _____ of _____



Janice D. Fox
Notary Public for Oregon
My commission expires 7-28-97

James B. Holland & Gloria J. Holland
3900 Coburg Rd., Sp. 11
Eugene, OR 97408

Grantor's Name and Address
Thomas M. Allen & Donald Allen

1324 LUELLA ST
EUGENE, OREGON 97401

Grantee's Name and Address

After recording return to (Name, Address, Zip):

1324 LUELLA ST
EUGENE, OREGON 97401

Until requested otherwise send all tax statements to (Name, Address, Zip):

SPACE RESERVED
FOR
RECORDER'S USESTATE OF OREGON,) ss.
County of Klamath

I certify that the within instrument was received for record on the 28th day of Sept, 1994, at 11:13 o'clock A.M., and recorded in book/reel/volume No. M94 on page 30424 and/or as fee/file/instrument/microfilm/reception No. 88883, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE
By Pauline Mulvaney Deputy

Fee \$30.00