

OA

## WARRANTY DEED—TENANTS BY ENTIRETY

MTC 35678

KNOW ALL MEN BY THESE PRESENTS, That ORE-CAL GENERAL WHOLESALE, INC.

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by ROLLIE H. KNAGGS and FRAN A. KNAGGS, 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 Westerly 210 feet of the Southerly 175 feet of Lot 1 in Block 2, of Tract 1080, WASHBURN PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to conditions, restrictions, rights of way of record and those apparent upon the land.

(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 taxes for 85-86 which are now a lien but not yet payable

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 \$ 25,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (The sentence between the symbols ①, 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 22nd day of August, 19 85; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by ORE-CAL GENERAL WHOLESALE, INC.

By: *Donald R. Waggoner*  
By:

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

STATE OF OREGON, )  
County of ) ss.  
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Personally appeared the above named

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires

STATE OF OREGON, County of Klamath ) ss.  
August 23, 19 85

Personally appeared Donald R. Waggoner 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

Ore-Cal General Wholesale, Inc., 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:

*Bernetha G. Letsch*  
Notary Public for Oregon

My commission expires: 8/27/87

(OFFICIAL SEAL)

(If executed by a corporation, affix corporate seal)

Ore-Cal

GRANTOR'S NAME AND ADDRESS

Rollie & Fran Knaggs  
8622 Rocking Horse Lane  
Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS

Rollie & Fran Knaggs  
8622 Rocking Horse Lane  
Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

Rollie & Fran Knaggs  
8622 Rocking Horse Lane  
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 7th day of July, 1995, at 10:14 o'clock A.M., and recorded in book/reel/volume No. M95 on page 17598 or as fee/file/instrument/microfilm/reception No. 2490, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, County Clerk  
NAME TITLE

By Annette Mueller Deputy

Fee \$30.00

07-07-95A10:14 RCVD