

1-1-74

200 NOV-2 AM 11:15

WARRANTY DEED—TENANTS BY ENTIRETY

Vol MOO Page 40044

KNOW ALL MEN BY THESE PRESENTS, That DIANE KAY ROVER

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by DALE EKLUND and KIMBERLY EKLUND, 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:

See attached Exhibit "A"

"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."

(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.

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 \$ 30,000.00.

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which).<sup>①</sup> (The sentence between the symbols<sup>①</sup>, 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 20 day of Nov., 1983, 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.

DIANE KAY ROVER

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath

11-28, 1983

Personally appeared the above named

Diane Kay Rover

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires 7/13/85

STATE OF OREGON, County of ) ss.

Personally appeared 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:

DIANE KAY ROVER

GRANTOR'S NAME AND ADDRESS

DALE EKLUND and KIMBERLY EKLUND

GRANTEE'S NAME AND ADDRESS

After recording return to:

Robert & Valerie Stone  
3227 Javerne  
Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

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

Same - no change

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of ) ss.

I certify that the within instrument was received for record on the day of 19, at o'clock M., and recorded in book/reel/volume No. on page. or as document/fee/file/instrument/microfilm No. Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By

Deputy

SPACE RESERVED  
FOR  
RECORDER'S USE

## EXHIBIT "A"

## Legal Description:

Lot 12 in Block 2 of THIRD ADDITION TO ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING THEREFROM the Southerly 100 feet thereof.

## SUBJECT TO:

1. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Irrigation District.
2. Assessments, if any, due to the City of Klamath Falls for water use.
3. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
4. Subject to the terms and provisions of an Agreement dated May 25, 1972 and recorded May 25, 1972 in Volume M72, page 5592, Microfilm Records of Klamath County, Oregon, for 25 foot roadway easement over and across Lot 14, Block 2, Third Addition to Altamont Acres.
5. The effect, if any, of an easement 20 feet in width over the Easterly side of the Southerly 100 feet of said Lot 12 as described in instrument recorded October 11, 1974 in Volume M74, page 13362, Microfilm Records of Klamath County, Oregon.
6. Subject to the requirements and provisions of ORS Chapter 481 pertaining to the registration and transfer of ownership of a Mobile Home and any interest or liens disclosed thereby.

State of Oregon, County of Klamath  
Recorded 11/02/00, at 11:15 a.m.  
In Vol. M00 Page 40044  
**Linda Smith,**  
County Clerk Fee \$ 26<sup>00</sup>