

WARRANTY DEED—TENANTS BY ENTIRETY

KNOW ALL MEN BY THESE PRESENTS, That Leo George Deen

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Michael L. Davis and Esther L. Davis, 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 10 in Block 2 of PLEASANT VIEW TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. EXCEPTING THEREFROM that portion of said property taken for highway purposes by final judgment in Case No. 64-105 Law, Klamath County, Oregon.

Subject, however, to the following:

1. Liens and assessments of Klamath Project and Enterprise Irrigation District, and regulations, easements, contracts, water and irrigation rights in connection therewith.
2. Any unpaid charges or assessments of Enterprise Irrigation District.
3. Rules, regulations and assessments of South Suburban Sanitary District.
4. Reservations contained in deed from C. C. Lewis and Caroline W. Lewis, husband and wife, to Lenora Kimmel and W. J. Kimmel, husband and wife, dated April 29, 1937 and recorded December 7, 1942 in Volume 151 of Deeds, page 455, records of Klamath County, Oregon, as follows: "Except (for continuation of this document see reverse side of this deed)

(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 except as noted of record as of the date of this deed and those apparent upon the land, if any, as of the date of this deed,

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 \$ 57,500.00. 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 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 30th day of September, 1976; 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.

Leo George Deen  
Leo George Deen

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, } ss.  
County of Klamath  
September 30, 1976

Personally appeared the above named  
Leo George Deen

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

(OFFICIAL SEAL)

Notary Public for Oregon  
My commission expires 8-5-79

STATE OF OREGON, County of } ss.  
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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:

STATE OF OREGON, } ss.

County of

I certify that the within instrument

was received for record on the

day of 19

at o'clock M., and recorded

in book on page or as

file/real number.

Record of Deeds of said county.

Witness my hand and seal of

County affixed.

Recording Officer

By Deputy

SPACE RESERVED  
FOR  
RECORDER'S USE

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

mtc - Branch

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

977 JUL 18 PM 3 25

STATE

12590

and reserving to the first parties, their heirs and assigns the right at any time to construct, build and erect ditches, telephone lines, telegraph lines, and electric power lines in and upon said premises, and to keep and maintain the same, said right to be for the benefit of the lands and premises adjoining the above described land."

5. Grant of Right of Way for transmission line, including the terms and provisions thereof, from Lester V. Compton and Etta Mae Compton, husband and wife, to Pacific Power & Light Company, a Maine corporation, dated February 26, 1965, recorded March 26, 1965 in Volume 360 page 340, Deed records of Klamath County, Oregon.

6. Easements, including the terms and provisions thereof, contained in Final Judgment of Case No. 64-105L filed in the Circuit Court of the State of Oregon on November 24, 1964; State of Oregon, by and through its State Highway Commission, et al., vs. Lester V. Compton and Etta May Compton, et al., records of Klamath County, Oregon.

7. Indenture of Access, including the terms and provisions thereof, by and between State of Oregon, by and through its State Highway Commission and United States National Bank of Oregon, dated March 5, 1968, recorded March 25, 1968 in Volume M68 page 2299, Microfilm records of Klamath County, Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record on request of XXXXXXXXXXXX

this 18 day of July 77 3:25 P

A. D. 19 at o'clock M., and

duly recorded in Vol. M 77, of Deeds on Page 12589

Fee \$6.00

Wm D. MILNE, County Clerk

By Hazel Drayton