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WARRANTY DEED—TENANTS BY ENTIRETY

Vol. m80 Page 16733

KNOW ALL MEN BY THESE PRESENTS, That Fredia J. Titus and James R. Titus, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Robert W. Western and Tracy D. Western, 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:

Beginning at the Northwesterly corner of Tract 36, HOMEDALE, a platted subdivision of Klamath County, Oregon; thence South 89° 48' East, along the North line of said Tract 36, a distance of 90.0 feet; thence South 0° 24' West, parallel to the West line of said tract, a distance of 104.52 feet; thence South 46° 30' West, a distance of 49.82 feet, more or less, to the Southwesterly boundary of said tract; thence North 43° 30' West, 78.5 feet, to the Southwesterly corner of said Tract; thence North 0° 24' East, along the West boundary of said Tract 36, a distance of 82.23 feet to the point of beginning; being a portion of Tract 36, HOMEDALE.

EXCEPTING THEREFROM the Easterly 15 feet at the Northern boundary, and continuing South on a straight line for a distance of 116.52 feet. Subject, however, to the following:

1. The premises herein described are within and subject to the (for continuation of this deed see reverse side of this document)

(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 \$ 29,500.00. 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 August, 1979; 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.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, }
County of Klamath } ss.
August 30, 19 79

Personally appeared the above named Fredia J. Titus and James R. Titus, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Notary Public for Oregon
My commission expires July 13, 1981

Fredia J. Titus
James R. Titus
STATE OF OREGON, County of _____) ss.
_____, 19____

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 _____

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.

Notary Public for Oregon
My commission expires: _____

Mr. and Mrs. James R. Titus
GRANTOR'S NAME AND ADDRESS
Mr. and Mrs. Robert W. Western
GRANTEE'S NAME AND ADDRESS
After recording return to:
KEFSQCL
540 MAID
R. FALLS
NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address.
Same
NAME, ADDRESS, ZIP

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/reel number _____.
Record of Deeds of said county.
Witness my hand and seal of _____ County affixed.
Recording Officer
By _____ Deputy

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DEED

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statutory powers, including the power of assessment, of South Suburban Sanitary District.
2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
3. Assessments if any, due to the City of Klamath Falls for water use.
4. Reservations in Deed from M. G. MacNevin and Josephine R. MacNevin, his wife, to G. L. Fenters, recorded October 31, 1927 in Volume M77, page 582; Deed Records of Klamath County, Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.
I, _____, County Clerk, do hereby certify that the foregoing is a true and correct copy of the original as the same appears in the records of the County of Klamath, Oregon, for record at request of _____, Mount Title Co.

and of this 4th day of September, A. D. 1980 at 10:24 o'clock A. M., duly recorded in Vol. M80, of Deeds on Page 16733

Wm D. MILNE, County Clerk
By Bernard Hetch
Fee \$7.00

XXXXX
The following is a true and correct copy of the original as the same appears in the records of the County of Klamath, Oregon, for record at request of _____, Mount Title Co.

Freddie L. Titus

James R. Titus

Klamath

Freddie L. Titus and James R. Titus, husband and wife

1980

NOTARY PUBLIC

NOTARY PUBLIC

STATE OF OREGON
County of Klamath
I, _____, Notary Public, do hereby certify that the foregoing is a true and correct copy of the original as the same appears in the records of the County of Klamath, Oregon, for record at request of _____, Mount Title Co.

STATE OF OREGON
County of Klamath
I, _____, Notary Public, do hereby certify that the foregoing is a true and correct copy of the original as the same appears in the records of the County of Klamath, Oregon, for record at request of _____, Mount Title Co.