

04-12101

7622

MTC 10144

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT MARK E. SCRIMSHER 21726

hereinafter known as grantor, for the consideration hereinafter stated  
has bargained and sold, and by these presents does grant, bargain, sell and convey unto  
DALE O. WOODS and KAREN A. WOODS,

husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

A parcel of land situated in the NE $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 34 and the NW $\frac{1}{4}$  of the SW $\frac{1}{4}$  of Section 35, Township 38 South, Range 9 E. W. M., also being a part of Lot 16, Block 1, of Shadow Hills-1 Subdivision, more particularly described as follows:

Commencing at a one-half inch iron pin marking the Northeast corner of Lot 16, Block 1 of Shadow Hills-1 Subdivision, which is the true point of beginning, thence South 23°56'00" West along the Westerly right of way line of Summers Lane, 50.00 feet to a one-half inch iron pin; thence North 66°04'00" West, parallel with the North line of Lot 16, Block 1 of the Shadow Hills-1 Subdivision, 128.64 feet to a one-half inch iron pin on the West line of said Lot 16, Block 1, thence North 00°02'42" East along the West line of said Lot 16, Block 1, 54.68 feet to a one-half inch iron pin at the Northwest corner of said Lot 16, Block 1; thence South 66°04'00" East along the North line of said Lot 16, Block 1, 150.78 feet to the true point of beginning.

SUBJECT TO: Sewer and water charges, if any, due to the City of Klamath Falls; Reservations and restrictions, including the terms and provisions thereof, in the dedication and on the Plat of Tract No. 1031, Shadow Hills Subdivision No. 1; Statutory powers, including the power of assessment, of Enterprise Irrigation District; Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Shadow Hills No. 1; Easements and rights of way of record and those apparent on the land, if any.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$10,000.00. However, the actual consideration includes other property which is part of the consideration. (Strike out the above when not applicable)

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantees as an estate by the entirety. And the said grantor does hereby covenant, to and with the said grantees, and their assigns, that he is the owner in fee simple of said premises; that they are free from all incumbrances, except those above set forth, and that he will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, he has hereunto set his hand and seal  
this 21st day of December 19 81.

Mark E. Scrimsher (SEAL)

(SEAL)

(SEAL)

(SEAL)

STATE OF OREGON, County of Klamath ss. December 21, 19 81.  
Personally appeared the above named Mark E. Scrimsher,

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

Before me:

David Burt Hamilton  
Notary Public for Oregon  
My commission expires 3/21/85

After recording return to:

STATE OF OREGON

County of Klamath } ss.

Until a change is requested, all tax statements shall be sent to the following name and address:

I certify that the within instrument was received for record on the 21 day of December, 1981, at 3:55 o'clock P.M., and recorded in book M. 81 on page 21720. Record of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk

County Clerk-Recorder

By Joyce Mc Dune

Fee \$4.00

Deputy

From the Office of  
WILLIAM L. SISEMORE  
First Federal Bldg.  
540 Main Street  
Klamath Falls, Oregon 97601