

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT MARK E. SCRIMSHER *MS* Page 21731

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 NW $\frac{1}{4}$ 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 the Shadow Hills-1 Subdivision; thence South 23°56'00" West along the Westerly right of way line of Summers Lane 100.00 feet to a one-half inch iron pin which is the true point of beginning; thence continuing South 23°56'00" West along the Westerly right of way line of Summers Lane, 118.29 feet to a one-half inch iron pin; thence along the arc of a 20.00 foot radius curve to the right (Delta = 88°39'10") 30.95 feet to a point on the Northerly right of way line of Adelaide Ave.; thence along the arc of a 230.00 ft. radius curve to the left and the Northerly right of way line of said Adelaide Ave. (Delta = 06°12'51") 24.95 feet to a one-half inch iron pin which is the Southwest corner of said Lot 16, Block 1; thence North 00°02'42" East along the West line of said Lot 16, Block 1, 153.36 feet to a one-half inch iron pin; thence South 66°04'00" East parallel with the North line of said Lot 16, Block 1, 106.49 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, stated in terms of dollars, is \$ 10,000.00
The true and actual consideration paid for this transfer, 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 hereunto set his hand and seal
this 21st day of December 1981

Mark E. Scrimsher (SEAL)

(SEAL)

(SEAL)

STATE OF OREGON, County of Klamath ss.
Personally appeared the above named MARK E. SCRIMSHER, December 21st, 1981

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

Before me:
Donald Bert Hamilton
Notary Public for Oregon.
My commission expires 3/21/85

After recording return to:

KFE&LL
SNO. MAID
R.F.O.

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

SAME

STATE OF OREGON,
County of Klamath ss.
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 21731. Record of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehr County Clerk
County Clerk-Recorder

By *Joyce M. Elmer*
Fee \$4.00

Deputy

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