

23547

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WARRANTY DEED - TENANTS BY ENTIRETY

KNOW ALL MEN BY THESE PRESENTS, That JOHN V. SINGLETON and JEAN A. SINGLETON, husband and wife, hereinafter called the Grantors, for the consideration hereinafter stated to the Grantor paid by BILLY E. HALL, hereinafter called the Grantee, does hereby grant, bargain, sell and convey unto the Grantee, the heirs 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:

A parcel of land situated in the Northwest quarter of Section 20, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon being more particularly described as follows:

Commencing at a bolt at the intersection of the centerlines of Reeder Road and Short Road, county roads, and marking the Southwest Corner of said Northwest quarter; thence South 39 degrees 59' 50" East along the South line of said Northwest quarter, 30.00 feet to the Easterly right-of-way line of said Reeder Road; thence North 00 degrees 21' 40" East along said right-of-way line, 153.56 feet to the point of beginning for this description; thence continuing North 00 degrees 21' 40" East along said right-of-way line, 142.76 feet; thence North 39 degrees 56' 43" East, 1307.05 feet to a 5/8 inch iron pin; thence South 00 degrees 17' 02" West along the East Line of the Southwest quarter Northwest quarter, 143.42 feet to a 1/2 inch iron pin; thence South 39 degrees 53' 27" West, 1307.24 feet to the point of beginning.

Subject to the following:

1. The premises herein described are within and subject to the statutory powers, including the power of assessment of Klamath Irrigation District.
2. Rights of public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
3. Recital in the Deed from L.C. Sisemore, et ux, to P. Hanson, et al, recorded August 15, 1916 in Volume 45, page 59, Deed Records of Klamath County, Oregon, to wit:
"Subject to rights to ditches and lateral granted to the United States Reclamation Service."
4. Covenants, conditions, restrictions and assessments as set forth in Well Agreement executed by Wilson D. Parker, et al, recorded July 14, 1976 in Volume 475, page 1323, Microfilm Records of Klamath County, Oregon.
5. Any encroachment, unrecorded easements, violations of conditions, covenants and restrictions, and any other matters which would be disclosed by a correct survey. (Survey requirement waived as of this date)
6. Proof that there are no parties in

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possession, or claiming to be in possession, other than above vestees.

7. Any statutory liens for labor or material, including liens for contributions due to the State of Oregon for unemployment compensation and for workmen's compensation, which have now joined or hereafter may gain priority over the lien of the insured mortgage, which liens do not now appear of record.

To Have and to Hold the above described and granted premises unto the said Grantee, as tenants by the entirety, their heirs and assigns forever.

And Grantor hereby covenants to and with Grantee and the heirs and their assigns, that Grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except those assumed by Grantee above and those imposed by the Grantee and that Grantor will warrant and for ever 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 \$35,000.00. 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 13 day of MAY, 1983.

Peter V Singleton
PETER V. SINGLETON
VPs-

Jean A. Singleton
JEAN A. SINGLETON

STATE OF OREGON)
) ss.
County of Klamath)
5/13, 1983.

Personally appeared the above named Peter V. Singleton and Jean A. Singleton and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me:

Gerald A. Page
NOTARY PUBLIC for Oregon
Commission expires: 4/24/85

Grantor's name and address:

Peter & Jean Singleton

Grantee's name and address:

Billy G. Mann

After recording return to:

Billy G. Mann

6917 REEDER RD
KFS

Mail tax statements and:

Billy G. Mann

6917 REEDER RD
KLAMATH FALLS, OR 97601

STATE OF OREGON)

County of Klamath) ss.

for
recorder's
use

I certify that the within instrument
was received for record on the 16 day of
May, 1983, at 10:40
o'clock A.M., and recorded in
book/reel/volume No. M83 on page 7557 or
as document/fee/file/ instrument/microfilm
No. 23547 Record of Deeds of said county.

Evelyn Biehn, County Clerk

Name

Title

By

Aue Lewis

12.00 fee