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MTL 12313-L

WARRANTY DEED - TENANTS BY ENTIRETY

KNOW ALL MEN BY THESE PRESENTS, That DONALD R. PHELPS and VIOLA PHELPS, husband and wife, hereinafter called the Grantors, for the consideration hereinafter stated to the Grantor paid by LARRY G. MABRAY and DIANA L. MABRAY, 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:

The North 50 feet of the Southerly 100 feet. of Lot 7, Block 8, PLEASANT VIEW TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING THEREFROM the East 5 feet deceded to Klamath Records of Klamath County by instrument recorded July 22, 1965 in Volume M65, page 216, Microfilm Records of Klamath County.

Subject to the following:

1. Assessments, if any, due to the City of Klamath Falls for water use.
2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Enterprise Irrigation District.
3. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Enterprise Irrigation District.
4. Reservations and restrictions as shown in Deed from C.C. Lewis and Caroline L. Lewis, husband and wife, to Russell L. Ningo and Isabelle Ningo, husband and wife, recorded August 2, 1939 in Volume 123, page 547, Deed Records of Klamath County, Oregon, and to Robert Stears and Velma Stears, husband and wife dated August 26, 1937 and recorded October 31, 1941 in Volume 142, page 212, Deed Records of Klamath County, Oregon.

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 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 \$-0-. 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

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'83 MAY 26 AM 8 38

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this instrument this 3rd day of May, 1983.

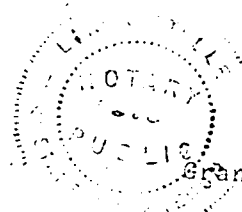
Donald D Phelps
DONALD R. PHELPS

Viola Phelps
VIOLA PHELPS

STATE OF OREGON)
County of Klamath) ss.
5/3, 1983.

Personally appeared the above named Donald R. Phelps and Viola Phelps and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me:



Linda Stelle
NOTARY PUBLIC for Oregon
My Commission expires: 7/13/85

Grantor's name and address:
Donald R. & Viola Phelps

Grantee's name and address:
Larry G. & Diana L. Mabray

After recording return to:

Larry G. & Diana L. Mabray

Mail tax statements to:

Larry G. & Diana L. Mabray

MTL

No Change

STATE OF OREGON)
County of Klamath) ss.

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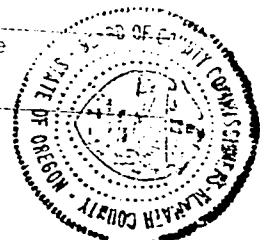
for
recorder's
use

I certify that the within instrument was received for record on the 12th day of May, 1983, at 3:24 o'clock P.M., and recorded in book/reel/volume No. M83 on page 7503 or as document/fee/file/instrument/microfilm No. 23499 Record of Deeds of said county.

Evelyn Biehn, County Clerk
Name Title

By Sue Lewis

8.00 fee



This document is being rerecorded to correct legal description.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record

this 26th day of May A.D. 19 83 at 8:38 o'clock A.M., and
duly recorded in Vol. M83 of deeds on a.e. 8227

8.00 fee

By EVELYN BIEHN, County Clerk