

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT MILDRED L. RAMSBY,

hereinafter known as grantor, for the consideration hereinafter stated
has bargained and sold, and by these presents do es
grant, bargain, sell and convey unto

RAYMOND J. SHIMEK and DARLENE E. SHIMEK,

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

A parcel of land situated in the NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, more particularly described as follows:

Beginning at a point on the Easterly right-of-way line of Summers Lane which bears S. 00°13' E. a distance of 431.0 feet and N. 89°47' E. a distance of 30.0 feet from the West one-quarter corner of said Section 2; thence N. 89°47' E. a distance of 118.44 feet, more or less, to the Westerly right-of-way line of the U.S.B.R. "A" Canal; thence N. 09°31' W., along said right-of-way line a distance of 100.2 feet, more or less, to the Southeast corner of tract conveyed by Lyle C. Smith to Joseph S. Westvold by Deed Volume M72 page 661, Records of Klamath County, Oregon; thence S. 89°47' W. along the South line of last mentioned tract a distance of 102.05 feet to the East right-of-way line of Summers Lane; thence S. 00°13' E. along said right-of-way line a distance of 99.0 feet to the point of beginning.

SUBJECT TO: Liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, contracts, easements, water and irrigation rights in connection therewith; Any unpaid charges or assessments of the Klamath Irrigation District; Rules, regulations and assessments of South Suburban Sanitary District; Reservations, restrictions, easements and rights of way of record and those apparent on the land, if any. Also subject to a Mortgage to First Federal Savings and Loan Association, recorded July 29, 1964, in Vol. 224 at page 597, Mortgage Records of Klamath County, Oregon, which Mortgage grantees herein DO NOT assume, and grantor covenants and agreed to hold them harmless therefrom.

NOTE: THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$35,000.00
~~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 she is the owner in fee simple of said premises; that they are free from all incumbrances, except those above set forth, and that she will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, she
this 10th day of

January 19 84.

(SEAL)

(SEAL)

Mildred L. Ramsby (SEAL)

STATE OF OREGON, County of Klamath) ss.
Personally appeared the above named Mildred L. Ramsby,

and acknowledged the foregoing instrument to be her voluntary act and deed.
Before me:

Notary Public for Oregon.
My commission expires 8-8-87

After recording return to:

Same as below

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

Raymond J. and Darlene E. Shimek
2334 Summers Lane
Klamath Falls, Or. 97603

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

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 16th day of January 1984 at 1:36 o'clock P. M., and recorded in book M84 on page 814. Record of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
County Clerk—Recorder

By Pam Smith
Fee: \$4.00

Deputy

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