

04-12666 MTC 15723
37549

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

Vol. M84 Page 9653

This Indenture Witnesseth, THAT GENE A. CLINE and ESTELLE D. JACKY, formerly ESTELLE DIANE CLINE, hereinafter known as grantors, for the consideration hereinafter stated have bargained and sold, and by these presents do grant, bargain, sell and convey unto DANA M. McREYNOLDS and TERRY L. McREYNOLDS, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

Lot 6 and the Westerly 10 feet of Lot 5 in Block 2 of WEST HILLS HOMES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: Reservations or exceptions in patents or in Acts authorizing the issuance thereof; 20-ft. building setback from street as shown on dedicated plat; 8-ft. utility easement along rear of lot line as shown on dedicated plat; Reservations as contained in plat dedication; Covenants, conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument recorded April 25, 1961 in Vol. 329 at page 91, Deed Records of Klamath County, Oregon; Easements and rights of way of record and those apprent on the land, if any.

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 \$ 54,500.00.
~~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 grantors do hereby covenant, to and with the said grantees, and their assigns, that they are the owners in fee simple of said premises; that they are free from all incumbrances, except those above set forth, and that they will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, they have hereunto set their hands and seals this 5th day of June 1984.

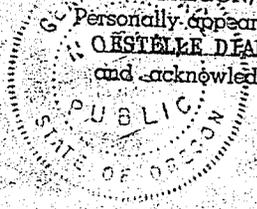
Gene A. Cline (SEAL) _____ (SEAL)
Estelle D. Jacky Formerly known as Estelle D. Cline (SEAL)

STATE OF OREGON, County of Klamath) ss. June 7th, 1984
Personally appeared the above named GENE A. CLINE and ESTELLE D. JACKY, formerly

ESTELLE DIANE CLINE,
and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Wald A. Page
Notary Public for Oregon. 4/24/85
My commission expires



After recording return to:
KFFSL
540 MAIN

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

STATE OF OREGON,)
County of Klamath) ss.

I certify that the within instrument was received for record on the 8th day of June, 1984 at 10:17 o'clock A. M., and recorded in book M84 on page 9653 Record of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Bjehn
County Clerk-Recorder
By Ram Smith
Deputy

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

Fee: \$4.00

17 JUN 10 AM '84