FORM No. 716-WARRANTY DEED (Individual or Corporate). (Gr	antees as Tenants by Entirety).	
37094 w	ARRANTY DEED TENANTE	STEVENS-NESS LAW PUBLISHING CO., PORTLAND. OR.
KNOW ALL MEN BY THESE PRI	ESENTS That NOT AN	<u></u>
hereinafter called the grantor, for the conside and CATHERINE M. JESSER hereby grant, bargain, sell and convey unto t	ration herein th	C. SOUTH and WILMA K. SOUTH,
and CATHERDINE M TELECONSIDE	eration hereinafter stated	to the
hereby grant, bargain, sell and convey unto the assigns, that certain real property, with the pertaining, situated in the County of Klam	he grantees, as tenonts b	d and wife, hereinafter called the grantees of
pertaining, situated in the Court	enements, hereditaments	and appurtue
	ALII, State of O	regon, described as follows
A tract of land in the Flav		us ronows, to-wit:
8 East of the Willamette Me	ridian Klamath Ca	1 33, Township 39 South, Range
described as follows:		a 33, Township 39 South, Range mty, Oregon, more particularly
Beginning on the South a		
Beginning on the Southerly a point which is South 135 f	line of the Klamath	Falls-Ashland Highway, at er corner common to Sections
\sim 49 0.0) 10 00 makin 30 a		
line to a point; thence North 5 of beginning.	h 0° 01' West 1485.	53 feet to the tright of way
or segmining.		the true point
To Have and to Hold the above describ	CIENT, CONTINUE DESCRIPTION ON	REVERSE SIDE) unto the said grantees, as tenants by the en-
tirety, their heirs and assigns forever.	su and granted premises	unto the said grantees, as tenants by the en-
is lawfully seized in fee simple of the	th grantees and the heirs	of the survivor and their assigns, that granton all encumbrances (Soo attains).
is lawfully seized in fee simple of the above grad	nted premises, free from a	Il encumbrances (See Starshe 1)
Arrah - 11		(Dee actached)
grantor will warrant and forever defend the said and demands of all persons whomsoever, except The true and actual considerations	I premises and every par	
and demands of all persons whomsoever, except The true and actual consideration paid 9However, the actual consideration paid	those claiming under th	e above described
"How and the second consideration paid	for this transfer () .	encumbrances.
⁽¹⁾ However, the actual consideration paid the whole part of the consideration (indicate which). ⁽¹⁾ (The set In construing this deed and where the set	f or includes other prop	perty or value given or promised with
In construing this deed and where the		of promised which is
changes shall be implied to a where the con	text so requires, the sind	if not applicable, should be deleted. See ORS 93.030.)
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changes shall be implied to make the provisions	text so requires, the singu hereof apply equally to a	lar includes the plural and all grammatical
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1. Subject to the requirements and provisions of ORS Chapter 481 pertaining to the registration and transfer of ownership of a Mobil Home and any interest or liens disclosed thereby.

2. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.

3. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Emmitt Irrigation District.

4. Grant of Right of Way, including the terms and provisions thereof, in favor of the California Oregon Power Company, for transmission and distribution of electricity, recorded in Volume 69, page 385, Records of Klamath County, Oregon.

5. Easement and releases in favor of the California Oregon Power Company, recorded in Volume 96, page 575, Volume 96, page 580 and Volume 96, page 617, Records of Klamath County, Oregon, for regulation and control of the flow of Klamath River.

6. Mortgage, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.

Dated: August 16, 1978

Recorded: August 17, 1978

Volume: M78, page 18209, Microfilm Records of Klamath County, Oregon Amount: \$42,500.00

Mortgagor: Nolan C. South and Wilma K. South, husband and wife

Mortgagee: State of Oregon, represented and acting by the Directors of Veterans' Affairs (I-M95405)

Said Mortgage to be assumed by Grantees.

"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."

> STATE OF OREGON,) County of Klamath) Filed for record at request of

on this 13 day of June A.D. 19 84
at 2:12 o'clock P M, and duly
recorded in Vol. M84 of Deeds
Page 9932
EVELYN BIEHN, County Clerk
By fram Amile Deputy
Fee B.00