

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

* 37152

This Indenture Witnesseth, THAT WILLIAM L. SISEMORE and JAMES P. SISEMORE,

hereinafter known as grantors, for the consideration hereinafter stated have bargained and sold, and by these presents do grant, bargain, sell and convey unto JEFFREY A. REYNOLDS and PEGGY R. REYNOLDS, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

Lot 30 of CASITAS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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; Easements and rights of way of record and those apparent on the land, if any.

The above-described property is sold in an AS IS condition. Grantees acknowledge that they have personally inspected the property and are not relying on any representations made to them concerning the condition of the improvements on the property.

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 \$30,000.00. 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 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 28th day of June 1984.

William L. Sisemore (SEAL)

James P. Sisemore (SEAL)

(SEAL)

By William L. Sisemore (SEAL)
his attorney-in-fact

STATE OF OREGON, County of Klamath ss. June 28, 19 84
Personally appeared the above named William L. Sisemore

and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

Carolyn DeVoss

Notary Public for Oregon.

My commission expires 3-20-85

After recording return to:

Jeffrey A. and Peggy R. Reynolds
4426 Altamont Dr.,
Klamath Falls, Or. 97603

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

Jeffrey A. and Peggy R. Reynolds
4426 Altamont Dr.,
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 _____ } ss.

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book _____ on page _____ Record of Deeds of said County.

Witness my hand and seal of County affixed.

County Clerk--Recorder

By _____

Deputy

109339

FORM No. 159—ACKNOWLEDGMENT BY ATTORNEY-IN-FACT.

STATE OF OREGON,

County of Klamath

} ss.

On this the 27th day of June, 19 84 personally appeared William L. Sisemore who, being duly sworn (or affirmed), did say that he is the attorney in fact for James P. Sisemore and that he executed the foregoing instrument by authority of and in behalf of said principal; and he acknowledged said instrument to be the act and deed of said principal.

Before me:

(Official Seal)

Carolyn D. Voss
(Signature)

Notary Public for Oregon

(Title of Officer)

My Commission Expires: 3-20-85

STATE OF OREGON: COUNTY OF KLAMATH:ss

I hereby certify that the within instrument was received and filed for record on the 29 day of June A.D., 19 84 at 9:10 o'clock A M, and duly recorded in Vol M84, of Deeds on page 10938.

Fee: \$ 8.00

EVELYN BIEHN, COUNTY CLERK

by: John L. Smith, Deputy