

OA **39467** K-37200 Vol. **13058** Page **13058**
 WARRANTY DEED—TENANTS BY ENTIRETY

KNOW ALL MEN BY THESE PRESENTS, That

JAMES M. HUBBARD and MARJORIE A. HUBBARD, husband and wife
 hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by BENSON C.
 EDWARDS and MARIE F. EDWARDS, 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 ap-
 pertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

SE $\frac{1}{4}$ and SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 14, NE $\frac{1}{4}$ of Section 23, Township 40 South,
 Range 13 East of the Willamette Meridian; Excepting therefrom that
 portion conveyed to United States of America by deed recorded November
 23, 1922, in Volume 59 page 334, Deed Records of Klamath County,
 Oregon.

SUBJECT TO:

- 1) Conditions, restrictions, easements and rights of way of record
 and those apparent upon the land.
- 2) Liens and assessments of Klamath Project and Langell Valley Irrigation
 District.
- 3) Reservation of one-half of the oil, gas and mineral rights contained
 in deed from John S. Orr and Iva E. Orr to James F. Meyers and

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

(continued on reverse)

To Have and to Hold the above described and granted premises unto the said grantees, as tenants by the en-
 tirety, 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
 1984-85 fiscal year taxes which are now a lien but not yet payable

and that
 grantor will warrant and forever 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 \$ 240,000.00

How much of the above consideration is to be paid in cash or by check or by other means (indicate which) (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.)

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 this instrument this 31st day of July, 1984;
 if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by
 order of its board of directors.

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.

JAMES M. HUBBARD

MARJORIE A. HUBBARD

STATE OF OREGON,

County of Klamath

Aug 1, 1984

STATE OF OREGON, County of _____) ss.

Personally appeared _____, 19____, and

_____ who, being duly sworn,

each for himself and not one for the other, did say that the former is the

_____ president and that the latter is the

_____ secretary of _____, a corporation,

and that the seal affixed to the foregoing instrument is the corporate seal
 of said corporation and that said instrument was signed and sealed in be-
 half of said corporation by authority of its board of directors; and each of
 them acknowledged said instrument to be its voluntary act and deed.

Before me:

(OFFICIAL
 SEAL)

Notary Public for Oregon

My commission expires:

(If executed by a corporation,
 affix corporate seal)

Personally appeared the above named

James M. Hubbard and
 Marjorie A. Hubbard

and acknowledged the foregoing instru-
 ment to be their voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires 8/27/87

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Benson C. & Marie F. Edwards

Rt. 1, Box 21

Bonanza, OR 97623

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

Benson C. & Marie F. Edwards

same as above

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of _____) ss.

I certify that the within instru-
 ment was received for record on the
 _____ day of _____, 19____,
 at _____ o'clock _____ M., and recorded
 in book/reel/volume No. _____ on
 page _____ or as fee/file/instru-
 ment/microfilm/reception No. _____,
 Record of Deeds of said county.

Witness my hand and seal of
 County affixed.

NAME

TITLE

By _____ Deputy

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[illegible]