

43950

K-37468

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1 WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

2 THIS INDENTURE WITNESSETH, that JAMES P. SISEMORE and WILLIAM L. SISEMORE,
3 hereinafter known as Grantors, for the consideration hereinafter stated have
4 bargained and sold, and by these presents do grant, bargain, sell and convey unto
TERRY LEE WILLIAMS and MARILYN KAY WILLIAMS, husband and wife, Grantees, the
following-described premises, situated in Klamath County, Oregon, to-wit:

5 Lot 11, Block 63 of Klamath Falls Forest Estates Highway 66 Unit, Plat
6 No. 3, according to the official plat thereof on file in the office
of the County Clerk of Klamath County, Oregon.

7 SUBJECT TO: Reservations and restrictions in deed recorded June 11,
8 1936, in Vol. 106 at page 459, Deed Records of Klamath County, Oregon:
Right-of-way for pole line, including the terms and provisions thereon,
to The Pacific Telephone and Telegraph Company, a California corpora-
9 tion, recorded January 29, 1953, in Vol. 259 at page 28, Deed Records
10 of Klamath County, Oregon: Reservations and restrictions in the dedi-
cation of Klamath Falls Forest Estates Highway 66 Unit Plat No. 3:
Declaration of Establishment of Conditions, Covenants and Restrictions
11 Affecting Real Property, recorded June 24, 1965, in Vol. 362 at page
400, Deed Records of Klamath County, Oregon: Easements and rights of
12 way of record and those apparent on the land, if any.

13 NOTE: The property is sold in an AS IS condition. There are no war-
14 ranties, expressed or implied, concerning the property.

15 This instrument does not guarantee that any particular use may be made
16 of the property described in this instrument. A buyer should check
with the appropriate city or county planning department to verify ap-
proved uses.

17 The true and actual consideration paid for this transfer is \$12,500.00

18 TO HAVE AND TO HOLD the said premises with their appurtenances unto the said
19 Grantees as an estate by the entirety. And the said Grantors do hereby covenant,
20 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
21 lawful claims whatsoever, except those above set forth.

22 IN WITNESS WHEREOF, they have hereunto set their hands and seals this 6th
23 day of December, 1984.

24 James P. Sisemore

25 By William L. Sisemore
his attorney-in-fact

26 William L. Sisemore

Return: 26
WILLIAM L. SISEMORE
Attorney at Law
540 Main Street
KLAMATH FALLS, ORE.
97601
503/882-7229

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1 STATE OF OREGON)
2 County of Klamath) SS

3 On this 11 day of December, 1984, personally appeared William L. Sisemore
4 who, being duly sworn, did say that he is attorney-in-fact for James P. Sisemore
5 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:

6 (SEAL)
7 My Commission Expires: 12-31-85

Evelyn M. Smith
Notary Public for Oregon

8
9 STATE OF OREGON)
10 County of Klamath) SS

11 On this 11 day of December, 1984, personally appeared the above-named
12 William L. Sisemore and acknowledged the foregoing instrument to be his voluntary
act and deed. Before me:

13 (SEAL)
14 My Commission Expires: 12-31-85

Evelyn M. Smith
Notary Public for Oregon

15 After recording return to:

16 Terry Lee and Marilyn Kay Williams
P.O. Box 120
Klamath Falls, Oregon 97601

17 Mail tax statements to:

18 Terry Lee and Marilyn Kay Williams
P.O. Box 120
Klamath Falls, Oregon 97601

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WILLIAM L. SISEMORE
Attorney at Law
540 Main Street
KLAMATH FALLS, ORE.
97601
503-882-7229

Warranty Deed - Page 2.

STATE OF OREGON,
County of Klamath)
Filed for record at recorder's office

on this 11 day of December 1984
at Klamath Falls, Oregon M. and do
deed in Book 120 page 120

EVELYN M. SMITH Clerk
Evelyn M. Smith Deputy
Fee \$22