

46087

K-31554
WARRANTY DEED—TENANTS BY ENTIRETY

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KNOW ALL MEN BY THESE PRESENTS, That
LEON EDWARDS and CHERYL L. EDWARDS
hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by RALPH LEWIS
WHEELER, JR. and CATHERINE JOY WHEELER 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 ap-
pertainments, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or ap-
pertainings, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Lot 7 in Block 4 of Tract No. 1016, GREEN ACRES, according to the
official plat thereof on file in the office of the County Clerk of
Klamath County, Oregon.

SUBJECT TO:

- 1) Rules, regulations, levies, assessments and easements of Green Acres Improvement District.
- 2) Reservations and restrictions in the dedication of Green Acres.
- 3) Dedication of Restrictive Covenants for Green Acres recorded July 24, 1970 in Deed Volume M-70 at page 6147, Deed records of Klamath County, Oregon.
- 4) Right of Way for pole line, given by J. W. Whiteline to The California

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

(see 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.

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 \$69,800.00.
However, the actual consideration consists of or includes other property or value given or promised which is
the whole consideration (indicate which). (The sentence between the symbols ①, 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 20th day of February, 1985.;
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.

LEON EDWARDS

CHERYL L. EDWARDS

STATE OF OREGON,

County of Klamath
January 20, 1985.STATE OF OREGON, County of _____, ss.
_____, 19____.

Personally appeared _____, and

each for himself and not one for the other, did say that the former is the
_____, who, being duly sworn,
_____, president and that the latter is the
_____, secretary of _____

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
Leon Edwards and Cheryl L.
Edwards

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

Before me:
(OFFICIAL
SEAL)
Notary Public for Oregon
My commission expires 8/27/87

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. & Mrs. Ralph Wheeler, Jr.
5220 Mason Lane
Klamath Falls, OR 97603
NAME, ADDRESS, ZIP

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

Same as above

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

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/tile/instru-
ment/microfilm/reception No. _____,
Record of Deeds of said county.

Witness my hand and seal of
County affixed.

NAME

TITLE

By _____ Deputy

Oregon Power Company, by deed dated September 9, 1946, recorded October 26, 1946 in Volume 197 page 413, Deed records of Klamath County, Oregon.

- 5) Easement, given by J. W. Whiteline to R. P. Breitenstein, et ux, dated March 31, 1950, recorded March 31, 1950, in Volume 237 page 641, Deed records of Klamath County, Oregon.
- 6) Right of Way, given by Charles M. Ohles and Amy Edith Ohles, husband and wife, and J. W. Whiteline, a single man to The California Oregon Power Company, a California Corporation, dated January 16, 1957, recorded January 21, 1957, in Volume 289 page 225, Deed records of Klamath County, Oregon.
- 7) Easement, as reserved in Deed from G. Robert Lecklider and Nancy C. Lecklider, husband and wife, dated October 6, 1976, recorded October 11, 1976, in Volume M76 page 15956, Deed records of Klamath County, Oregon.
- 8) Trust Deed, executed by Lucien B. Wilson and Barbara L. Wilson, husband and wife, as grantors to William Ganong, Jr., as trustee for First Federal Savings and Loan Association of Klamath Falls, Oregon, beneficiary, recorded April 26, 1977, in Volume M77 page 7069, Mortgage records of Klamath County, Oregon, which Grantees herein agree to assume and pay.

STATE OF OREGON,
County of Klamath)

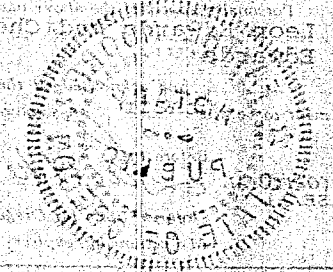
Filed for record at request of

on this 20th day of February A.D. 19 85
at 2:59 o'clock P. M, and duly
recorded in Vol. M85 of Deeds
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EVELYN BIEHN, County Clerk

By [Signature] Deputy

Fee 9.00



Mr. J. M. Ralph, Sheriff, Jr.
7330 Mason Lane
Klamath Falls, OR 97603