

51117

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

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This Indenture Witnesseth, THAT MARK E. HINCHEE,

hereinafter known as grantor, for the consideration hereinafter stated
has bargained and sold, and by these presents do es grant, bargain, sell and convey unto

DANIEL HINCHEE and THERESA HINCHEE,

husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

Commencing at a point 1564 feet East and 100 feet South of the Southwest corner of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 5, Township 39 South, Range 9 East of the Willamette Meridian; thence East 140 feet; thence South 50 feet; thence West 140 feet; thence North 50 feet to the point of beginning, being a portion of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

ALSO the S $\frac{1}{2}$ of the following described tract of land: Beginning 1564 feet East and 50 feet South of the Southwest corner of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 5, Township 39 South, Range 9 East of the Willamette Meridian; thence 50 feet South; thence East 160 feet; thence North 50 feet; thence 160 feet West to the place of beginning.

SUBJECT TO: Taxes for fiscal year commencing July 1, 1985, which are now a lien but not yet payable; Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways; Easements and rights of way of record and those apparent on the land, if any.

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 \$ 30,500.00
~~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 grantor does hereby covenant, to and with the said grantees, and their assigns, that he is the owner in fee simple of said premises; that they are free from all incumbrances, except those above set forth, and that he will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, he has hereunto set his hand and seal
this 3d day of July 1985.

Mark E. Hinchee (SEAL)

(SEAL)

WASHINGTON
STATE OF ~~OREGON~~ County of Benton ss. July 12, 1985
Personally appeared the above named Mark E. Hinchee

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

Before me:

Ginger R. Reed
Notary Public for ~~Oregon~~ Washington
My commission expires 4-19-87

STATE OF ~~OREGON~~ Washington
County of Klamath

I certify that the within instrument was received for record on the 16th day of July 1985, at 2:59 o'clock P. M., and recorded in book M85 on page 11227 Record of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

County Clerk—Recorder

By Pam Smith

Deputy

From the Office of
WILLIAM L. SISEMORE
First Federal Bldg.
540 Main Street
Klamath Falls, Oregon 97601

Fee: \$5.00

905 JUL 15 PM 2 59

After recording return to:

Klamath 1st Federal
540 Main St
Klamath Falls, OR 97601

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

Daniel Hinchee
c/o Klamath First Fed
540 Main K Falls