

55793

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

MTC 15743 Vol 1485 Page 19422

This Indenture Witnesseth, THAT ROY D. PEELER and KATHIE V. PEELER, husband

and wife, hereinafter known as grantors, for the consideration hereinafter stated have bargained and sold, and by these presents do grant, bargain, sell and convey unto

MARVIN J. HARKEMA and SHARON L. HARKEMA, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

Lot 24 of VILLA ST. CLAIR, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to: Statutory powers, including the power of assessment, of South Suburban Sanitary District; Statutory powers, including the power of assessment, of Klamath Irrigation District; Reservations, restrictions, easements and rights of way of record and those apparent on the land, if any.

The property above-described is sold in an AS IS condition.

NOTE: This instrument will not allow use of the property described in this instrument in violation of applicable land use laws and regulations. Before signing or accepting this instrument, the persons acquiring fee title to the property 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 \$ 48,900.00. 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 15th day of November 19 85.

X Roy D Peeler (SEAL) (SEAL)
X Kathie V. Peeler (SEAL) (SEAL)

STATE OF OREGON, County of Marion ss. November 22, 19 85.
Personally appeared the above named Roy D. Peeler and Kathie V. Peeler, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Beverly C. Britt
Notary Public for Oregon.
My commission expires 11-05-89

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 26th day of November 19 85, at 11:36 o'clock A.M. and recorded in book M85 on page 19422 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
Fee: \$5.00

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

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