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ATC 30118

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WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT FRED R. HOLCOMB and RUTH E. HOLCOMB, 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

EDWARD LELAND WHEELER and LOIS I. WHEELER,

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

Lot 2, Block 6, FIRST ADDITION TO CYPRESS VILLA, in the County of Klamath, State of Oregon.

SUBJECT TO: Taxes for fiscal year 1986-87 which are now a lien but not yet payable; Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of First Addition to Cypress Villa; Conditions imposed by the Klamath Irrigation District as shown on the plat and in the dedication of First Addition to Cypress Villa; Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District; Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District, and as per Ordinance No. 29, recorded May 24, 1983, in Book M83 at page 8062, and as per Ordinance No. 30, recorded May 30, 1986, in Book M86 at page 9346; Easements and rights of way of record and those apparent on the land, if any.

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 \$52,160.00. 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 25th day of July, 1986.

Ruth E. Holcomb (SEAL) Fred Holcomb (SEAL)
(SEAL) (SEAL)

STATE OF OREGON, County of Klamath) ss. July 19 1986

Personally appeared the above named Fred R. Holcomb and Ruth E. Holcomb, husband and wife,

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

Before me:

Charlene J. Tucker
Notary Public for Oregon.
My commission expires 6-16-88

After recording return to:

Klamath 1st Fed
540 Main St
Klamath Falls, OR

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

Same

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

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instrument was received for record on the 28th day of July, 1986, at 2:53 o'clock P. M., and recorded in book M86 on page 13204 Record of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn,

County Clerk-Recorder

By Sam Smith

Deputy

Fee, \$10.00

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