

77001

65297

MTC-16761-K

WARRANTY DEED - TENANTS BY ENTIRETY Vol. M84 Page 15446

KNOW ALL MEN BY THESE PRESENTS, That TIMBERLINE INDUSTRIALS, INC. hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by STEPHEN P. HALL and VICTORIA HALL, 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 their assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

All of Block 6, TOGETHER WITH that portion of vacated alley, vacated by Order recorded January 16, 1974 in Volume M74, page 528, Microfilm Records of Klamath County, Oregon, and that portion of vacated Cherry Street, vacated by Order recorded January 16, 1974 in Volume M74, page 532, Microfilm Records of Klamath County, Oregon, which inured thereto;

All of Block 7, TOGETHER WITH that portion of vacated alley, vacated by Order recorded January 16, 1974 in Volume M74, page 526, Microfilm Records of Klamath County, Oregon, and that portion of vacated Cherry Street, vacated by Order recorded January 16, 1974 in Volume M74, at page 532, Microfilm Records of Klamath County, Oregon, and that portion of vacated Hale Street, vacated by Order recorded January 16, 1974 in Volume M74 at page 530, Microfilm Records of Klamath County, Oregon, which inured thereto;

Lots 1, 2, 3 and 4 in Block 16, TOGETHER WITH that portion of vacated Halo Street, vacated by Order recorded January 16, 1974 in Volume M74, page 530, Microfilm Records of Klamath County, Oregon, which inured thereto, all in TERMINAL CITY, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

To Have and to Hold the above described and granted premises unto the said grantees, as tenants by the entirety, 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 except:

1. Taxes for the fiscal year 1986-1987, a lien, not yet due and payable.
2. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
3. An Agreement for regulating the waters of Upper Klamath Lake, including the terms and provisions thereof, in favor of The California Oregon Power Company, recorded in Volume 107, page 216, Deed Records of Klamath County, Oregon.
4. Reservations and restrictions as contained in Deed from L. N. Gass as grantor to Ross Loveland, Jr. and Carolyn Sue Loveland, husband and wife, grantees, as recorded May 19, 1977 in Volume M77, page 8736, Microfilm Records of Klamath County, Oregon.
5. Domestic Water Easement Agreement, including the terms and provisions thereof,
Dated: August 26, 1977
Recorded: August 29, 1977
Volume: M77, page 15904, Microfilm Records of Klamath County, Oregon
In favor of: Keith L. Warner and Roberta G. Warner, husband and wife

and that 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.

"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 person acquiring fee title to the property should check with the appropriate city or county planning department to verify approved uses."

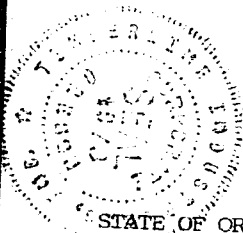
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The true and actual consideration paid for this transfer, stated in terms of dollars, is \$112,000.00.

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 26 day of August, 1986; 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 OF COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.



STATE OF OREGON

County of Clackamas

) ss.

Timberline Industries Inc.
Donald E. Hart, President
Robert C. Fitzgerald, Secretary

August 26, 1986.

Personally appeared Donald E. Hart and Robert C. Fitzgerald who, being duly sworn, each for himself and not one for the other, did say that the former is the secretary of TIMBERLINE INDUSTRIALS, INC., a corporation, 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 behalf 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:

Notary Public for Oregon

NOTARY PUBLIC FOR OREGON

My Commission Expires: 6-14-87

TIMBERLINE INDUSTRIALS, INC.

P.O. Box 188

LAKE OSWEGO, OREGON 97034

Grantors name and address

STEVE and VICTORIA HALL

Grantees name and address:

AFTER RECORDING RETURN TO:

Klamath 1st Fed540 Main StKlamath, OR

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

Same

STATE OF OREGON

) ss.

County of Oregon

I certify that the within instrument was received for record on the 27th day of August, 1986, at 2:15 o'clock P M., and recorded in book/reel/ volume No. M86 on Page 15446 or as fee/file/instrument/microfilm/reception No. 65297, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Name

Title

BY: Don Smith

Deputy

Fee: \$14.00