

7375209-13310 MTC 17805

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT ROBERTA R. SAMSEL, aka Roberta Ruth Samsel and Roberta E. Samsel,

hereinafter known as grantor, for the consideration hereinafter stated has bargained and sold, and by these presents does grant, bargain, sell and convey unto JAMES M. FOUCAULT and TONI E. FOUCAULT, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

Parcel No. 4 in the SE $\frac{1}{4}$  of SE $\frac{1}{4}$  of Section 8, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, described more particularly as thus: Beginning at a 1/2" iron pin South 0°30' East 2011.73 feet from 1/2" iron pipe found in mound of rocks for the NE corner of SE $\frac{1}{4}$  of Section 8 (or the E $\frac{1}{4}$  of Section 8) to true point of beginning; thence, South 0°30' East 670.57 feet to a 5/8" iron pin set by corner post of E. W. fence line or S. E. corner of Section 8; thence, South 89°57'30" West 330.00 feet along old E. W. Line Fence to 1/2" iron pin; thence North 0°30' West 670.66 feet to 1/2" iron pin; thence North 89°58'30" East 330.00 feet to point of beginning.

SUBJECT TO: Property Boundary Agreement, including the terms and provisions thereof, recorded July 21, 1971 in Vol. M71, page 7632, Microfilm Records of Klamath County, Oregon (affects the South Boundary line of Section 8); Covenants, conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument recorded July 29, 1971, in Vol. M71 at page 7974, Microfilm Records of Klamath County, Oregon; Easements and rights of way of record and those apparent on the land, if any.

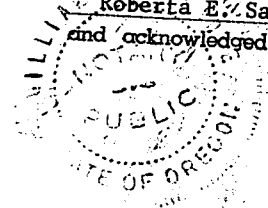
NOTE: This instrument will not allow use of the property described in this instrument in violation of applicable land use laws and regulations. Before signing or accepting this instrument, the persons acquiring fee title to the property should check with the appropriate city or county planning department to verify approved uses.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 80,000.00 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 she is the owner in fee simple of said premises; that they are free from all incumbrances, except those above set forth, and that she will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, she has hereunto set her hand and seal this 17th day of March 19 87. Roberta Ruth Samsel (SEAL) (SEAL) (SEAL)

STATE OF OREGON, County of Klamath ss. April 17, 19 87. Personally appeared the above named ROBERTA R. SAMSEL, aka Roberta Ruth Samsel and Roberta E. Samsel, and acknowledged the foregoing instrument to be her voluntary act and deed.



Before me: William L. Sisemore Notary Public for Oregon. My commission expires Oct 8, 1990

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: Same as above

STATE OF OREGON, County of Klamath ss. I certify that the within instrument was received for record on the 22nd day of April 19 87, at 1:26 o'clock P. M., and recorded in book 187 on page 6796 Record of Deeds of said County.

Witness my hand and seal of County affixed. Evelyn Biehn, County Clerk

By Ann Smith County Clerk-Recorder Deputy

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

Fee: \$10.00