

76670

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

mte-18176 Vol. M87 Page 12011

This Indenture Witnesseth, THAT REGINALD W. POWELL and B. EARLENE POWELL, husband and wife, hereinafter known as grantor s, for the consideration hereinafter stated have bargained and sold, and by these presents do grant, bargain, sell and convey unto DAVID H. PARKS and JANICE L. PARKS, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

Lot 3 in Block 3, TRACT NO. 1103, EAST HILLS ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: Taxes for fiscal year 1987-88, which are now a lien but not yet payable; Statutory powers, including the power of assessment of Basin View Drainage District, Moyina Heights Water Company, and South Suburban Sanitary District; Reservations, restrictions and easement as contained in plat dedication; Covenants, condition and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, recorded in Vol. M76 at page 1419, Microfilm Records of Klamath County, Oregon, and amendment thereto recorded in Vol. M76 at page 3417, 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 \$ 68,000.00
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 s 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 hand s and seal s this 8th day of July 19 87
Reginald W. Powell (SEAL) B. Earlene Powell (SEAL)
By B. Earlene Powell (SEAL) his attorney-in-fact B. Earlene Powell (SEAL)

STATE OF OREGON
County of Klamath, ss

On this 8th day of July, 1987, personally appeared B. Earlene Powell who, being duly sworn, did say that she is attorney-in-fact for Reginald W. Powell and that she executed the foregoing instrument by authority of and in behalf of said principal; and she acknowledged said instrument to be the act and deed of said principal.

Before me:

Notary Public for Oregon

My Commission Expires: 10-13-90

After recording return to:

STATE OF OREGON,

County of } ss.

I certify that the within instrument was received for record on the day of 19, at o'clock M., and recorded in book said County.

Witness my hand and seal of County affixed.

County Clerk-Recorder

By Deputy

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

PROSE

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STATE OF OREGON,

County of Klamath

ss.

FORM NO. 23 — ACKNOWLEDGMENT
STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

BE IT REMEMBERED, That on this 8th day of July, 19 87,
before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within
named B. Earlene Powell

known to me to be the identical individual described in and who executed the within instrument and
acknowledged to me that she executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed
my official seal the day and year last above written.

Robert A. Tucker

Notary Public for Oregon.

My Commission expires 10-13-90

Return: mrc

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 8th day
of July A.D., 19 87 at 4:11 o'clock P M., and duly recorded in Vol. M87
of Deeds on Page 12011

FEE \$14.00

Evelyn Biehn,
By

County Clerk

Pat Smith