

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT LEORA L. METZ, who took title as LEORA L. HOGAN, Vol. 1487 Page 12744

hereinafter known as grantor, for the consideration hereinafter stated
has bargained and sold, and by these presents does grant, bargain, sell and convey unto
DONALD HEANEY and DEBORAH HEANEY,

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

Lot 20 in Block 2 of Tract 1002, LAWANDA HILLS, 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; Road Lien docketed October 17, 1975, in Improvement Unit 96, Improvement of LaWanda Drive; Agreement, subject to the terms and provisions thereof, recorded April 27, 1940 in Vol. 128 at page 593, Deed Records of Klamath County, Oregon; 25-ft. building setback from LaWanda Drive and Sierra Court as shown on dedicated plat; 8-ft. public utilities easement over Easterly lot line as shown on dedicated plat; Restrictions as contained in plat dedication; Conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument recorded November 14, 1975, in Vol. M75 at page 14401, Microfilm Records of Klamath County, Oregon; Reservations, restrictions, 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 \$ 38,000.00
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 do es 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 14th day of July 19 87.

WASHINGTON (SEAL)
Leora L. Metz: (SEAL)
who took title as Leora L. Hogan (SEAL)
STATE OF OREGON County of Spokane) ss. July 16, 19 87
Personally appeared the above named LEORA L. METZ, who took title as LEORA L. HOGAN,
and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me:

Anna M. Sommerfeld
Notary Public for Oregon Washington
My commission expires 5-17-88

After recording return to:

Klamath Falls Federal
540 Main Street
Klamath Falls, Oregon 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 17 day of July 19 87, at 2:19 o'clock P. M., and recorded in book M87 on page 12744. Record of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

By

Ram Smith

County Clerk-Recorder

Deputy

Fee: \$10.00

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

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