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KCTC-39821

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

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This Indenture Witnesseth, THAT MARION H. OWENS and LUCILLE M. OWENS, 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 JON KEVIN O'DONNELL and JILL MARIE O'DONNELL, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

More particularly described in Exhibit 1 attached hereto and made a part hereof.

87 AUG 27 AM 9 39

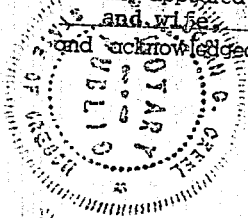
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 274,000.00 — However, the actual consideration includes other property which is part of the consideration. (Strike out the above when not applicable)

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantees as an estate by the entirety. And the said 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 within 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 20th day of August 19 87

Marion H. Owens (SEAL) Lucille M. Owens (SEAL)

STATE OF OREGON, County of Klamath) ss. August 20, 19 87.
Personally appeared the above named MARION H. OWENS and LUCILLE M. OWENS, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.



Before me: Susan C. Cuel
Notary Public for Oregon.
My commission expires 6-21-88

After recording return to:

Mr. & Mrs. Jon O'Donnell
3415 Coronado Way
Klamath Falls, Oregon 97603

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

Mr. & Mrs. Jon O'Donnell
3415 Coronado Way
Klamath Falls, Oregon 97603

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 _____ on page _____ Record of Deeds of said County.

Witness my hand and seal of County affixed.

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

By _____ County Clerk-Recorder
Deputy

PARCEL 1:

15472

Beginning at the North one-quarter corner of Section 21, Township 39 South, Range 9 East of the Willamette Meridian; thence East, along the North boundary of said Section 21 to the Southwesterly boundary of the U.S.R.S. A-3 Lateral; thence Southeasterly, along said Lateral boundary to the Westerly boundary of the U.S.R.S. 1-G drain; thence Southerly along said drain boundary to the Northerly boundary of the U.S.R.S. No. 1 drain; thence Northwesterly along said drain boundary to the West boundary of the NE $\frac{1}{4}$ of Section 21; thence North, along the West boundary of the NE $\frac{1}{4}$ of Section 21 to the true point of beginning.

PARCEL 2:

Commencing at the North one-quarter corner of Section 21, Township 39 South, Range 9 East of the Willamette Meridian; thence South along the West boundary of the NE $\frac{1}{4}$ of said Section 21 to the Southerly boundary of the U.S.R.S. No. 1 drain for the true point of beginning of this description; thence Southeasterly along said drain boundary, to the North boundary of Joe Wright Road; thence West along said road boundary to the Easterly boundary of the Lost River diversion Channel; thence Northwesterly, along said diversion channel boundary to the West boundary of the NE $\frac{1}{4}$ of said Section 21; thence North, along the West boundary of the NE $\frac{1}{4}$ of said Section 21 to the true point of beginning.

PARCEL 3:

That portion of the S $\frac{1}{2}$ SW $\frac{1}{4}$ of Section 16, Township 39 South, Range 9 East of the Willamette Meridian, lying East of Klamath Irrigation District Drain 1-G-2-A.

PARCEL 4:

That part of the N $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 21, Township 39 South, Range 9 East of the Willamette Meridian, which lies North of the U.S.R.S. Lost River Diversion Channel; less a strip 30 feet wide off West side of NW $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section deeded to Klamath County, Oregon, by Fritz R. Hauger and wife, by Deed dated July 27, 1920, and recorded February 15, 1926, in Book 69 at page 287 of said Deed records and less that portion described in Order No. 4253 of the District Court of the United States for the District of Oregon, entitled "Judgment of Declaration of Taking and Order Granting Possession", recorded in Book 229 at page 308 of Klamath County, Oregon, Deed Records.

EXCEPTING THEREFROM:

A piece or parcel of land beginning at a point that is 124 feet South of the Section corner common to Sections 16, 17, 20 and 21 and on the West side of Section 21; thence East at right angles to said West section line 440 feet to a point; thence South 400 feet and parallel to the West line of said Section 21 to a point; thence West 440 feet, more or less, and at right angles to the West line of said Section 21 to the West line of Section 21; thence North along the said West line of said Section 21, 400 feet, more or less to the point of beginning.

AND ALSO EXCEPTING THEREFROM the above described parcels, any part lying within the boundaries of drains and laterals.

TOGETHER WITH 1973 Silver Crest Mobile Home, HG Body, Serial No. GC6812WS507X License No. 92860 O.

15473

SUBJECT TO: Taxes for fiscal year 1987-88 which are now a lien but not yet payable; Acreage and use limitations under provisions of United States Statutes and regulations issued thereunder; Liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, contracts, easements, water and irrigation rights in connection therewith; Any unpaid charges or assessments of the Klamath Irrigation District; Rights of the public in and to any portion of the herein described property lying within the boundaries of public roads or highways; Agreement, including the terms and provisions thereof, regarding irrigation, recorded July 5, 1934, in Vol. 103 at page 234, Deed Records of Klamath County, Oregon; Reservations, restrictions, easements and rights of way of record and those apparent on the land, if any; and to three Mortgages to the State of Oregon, represented and acting by the Director of Veterans Affairs, recorded June 17, 1974, in Vol. M74 at page 7481, recorded September 25, 1975, in Vol. M75 at page 11663, and recorded January 28, 1976, in Vol. M76 at page 1342, all Mortgage Records of Klamath County, Oregon, which said Mortgages grantees hereby assume and agree to pay according to the tenor thereof as same become payable and the notes accompanying them.

NOTE: The assessment roll and the tax roll disclose the premises were specially assessed as farm land. Taxes for the year 1986-87, and possibly prior years have been deferred pursuant to ORS 308.370 to 308.403. These, plus earned interest are due and payable when said reason for the deferment no longer exists.

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.

THIS SALE IS SUBJECT TO the right of Billie Schreiber to occupy a portion of the within-described premises for herself and her mobile home for so long as she shall live.

Grantors shall have the right to harvest and remove existing crops on the within-described property for the year 1987.

Imo

Exhibit 1 - Page 2.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Company
of August A.D. 19 87 at 9:39 o'clock A M., and duly recorded in Vol. M87
of Deeds on Page 15471
By Evelyn Biehn, County Clerk
[Signature]

FEE \$18.00