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MTC-183734

Vol. M81 Page 15538

WARRANTY DEED - TENANTS BY ENTIRETY

KNOW ALL MEN BY THESE PRESENTS, That PHYLLIS COLLIER KERNS, CAROLYN COLLIER LARSON, DAVID ROSS RAGLAND, MARTHA RAGLAND BROWN, ANDREW JAMES RAGLAND and KATHLEEN MARY INNESS hereinafter called the grantors, for the consideration hereinafter stated to the grantors paid by CHARLES HUNTER and DIXIE HUNTER, 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:

A parcel of land located in the W $\frac{1}{2}$ NE $\frac{1}{4}$ of Section 8, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the East line of the W $\frac{1}{2}$ NE $\frac{1}{4}$ of Section 8, Township 39 South, Range 10 East of the Willamette Meridian, from which point the East 1/16 corner common to Sections 5 and 8 bears North 0 degrees 11'32" West 1062.16 feet; thence South 0 degrees 11'32" East 631.45 feet; thence North 80 degrees 12'54" West 600.61 feet; thence North 8 degrees 47'26" East 551.68 feet; thence South 85 degrees 18'19" East 286.02 feet; thence North 88 degrees 01'44" East 220.52 feet to the point of beginning.

Together with that certain Minor Land Partition Creation of Private Road Easement dated August 21st, 1987 and recorded August 25th, 1987 in Volume M87 at Page 15314; *Deed Records of Klamath County, Oregon. **M87 at Page 15318 and M87 at Page 15323.

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 grantors hereby covenant to and with grantees and the heirs of the survivor and their assigns, that grantor's are lawfully seized in fee simple of the above granted premises, free from all encumbrances except the following:

1. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Pine Grove Irrigation District;
2. Reservations as contained in deed from E.A. Quaif to A.M. Collier, et ux, recorded October 14, 1937 in Volume 112 at page 375, Deed Records of Klamath County, Oregon, as follows:
"Said real property being subject to rights of way for irrigation purposes, drainage purposes and road and highways.";
3. As easement created by instrument, subject to the terms and provision thereof, Dated March 5, 1940, Recorded March 22, 1940 in Volume 128 at Page 63, Deed Records of Klamath County, Oregon in favor of California Oregon Power Company for right of way which affects the easterly portion of the W $\frac{1}{2}$ E $\frac{1}{2}$;
4. An easement created by instrument, subject to the terms and provisions thereof, Dated March 3, 1966, recorded March 15, 1966 in Volume M66 at Page 2200, Microfilm Records of Klamath County, Oregon in favor of Pacific Power and Light Company, a Maine Corporation for right of way affecting a portion of the SW $\frac{1}{4}$ NE $\frac{1}{4}$; and

That grantors 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$159,000.

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In construing this deed and where the context so requires, the singular includes the plural.
In Witness Whereof, the grantors have executed this instrument this 24th day of August, 1987;

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 OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

Phyllis Collier Kerns
PHYLLIS COLLIER KERNS

Carolyn Collier Larson
CAROLYN COLLIER LARSON

David Ross Ragland
DAVID ROSS RAGLAND

MARTHA RAGLAND BROWN

ANDREW JAMES RAGLAND

KATHLEEN MARY INNESS

STATE OF _____)
County of _____) ss.

Personally appeared the above named PHYLLIS COLLIER KERNS and acknowledged the foregoing instrument to be her voluntary act and deed.
Before Me:

Notary Public for _____
My commission expires: _____

STATE OF Oregon)
County of Clatsop) ss.

Personally appeared the above named CAROLYN COLLIER LARSON and acknowledged the foregoing instrument to be her voluntary act and deed.
Before Me:

Lynda Stettin
Notary Public for Oregon
My commission expires: 7/13/89

STATE OF _____)
County of _____) ss.

Personally appeared the above named DAVID ROSS RAGLAND and acknowledged the foregoing instrument to be his voluntary act and deed.
Before Me:

Notary Public for _____
My commission expires: _____

STATE OF _____)
County of _____) ss.
_____)

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Personally appeared the above named MARTHA RAGLAND BROWN and acknowledged the foregoing instrument to be her voluntary act and deed.

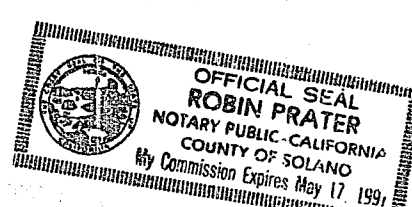
STATE OF CALIFORNIA

County of Contra Costa } ss.

On August 21, 1987, before me, the undersigned, a Notary Public in and for said State, personally appeared David Ross Ragland, personally known to me, on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed it.

ACKNOWLEDGMENT - INDIVIDUAL
WTI FORM NO. 60 - 1/83

NOTARY PUBLIC



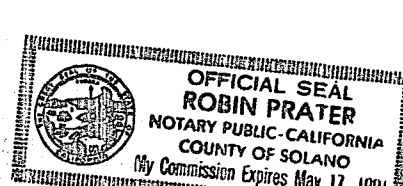
STATE OF CALIFORNIA

County of Contra Costa } ss.

On August 21, 1987, before me, the undersigned, a Notary Public in and for said State, personally appeared Phyllis Collier Kerns, personally known to me, on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed it.

ACKNOWLEDGMENT - INDIVIDUAL
WTI FORM NO. 60 - 1/83

NOTARY PUBLIC



Ret: MTC

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Mountain Title Company
on this 27th day of August A.D., 19 87
at 2:44 o'clock P. M. and duly recorded
in Vol. M87 of Deeds Page 15538
Evelyn Biehn,
By [Signature] County Clerk
Deputy.

Fee, \$18.00

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