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81754

WARRANTY DEED—TENANTS BY ENTIRETY

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Page

20940

KNOW ALL MEN BY THESE PRESENTS, That

LEON AND/OR SHIRLEY L. ROBERTS, as tenants in common

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by

LEON ROBERTS and SHIRLEY L. ROBERTS,

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:

SEE ATTACHED LEGAL DESCRIPTION OF WHICH IS MADE A PART HEREOF BY THIS REFERENCE.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 grantor hereby covenants to and with grantees and the heirs of the survivor and their assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except all those of record and those apparent upon the land, if any, as of the date of this deed

and that grantor 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 correct vesting. However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (The sentence between the symbols ①, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 18th day of November, 1987; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

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 PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

Leon Roberts
LEON ROBERTS

Shirley L. Roberts
SHIRLEY L. ROBERTS

STATE OF OREGON,

County of Klamath

November 18, 1987

Personally appeared the above named

LEON ROBERTS and SHIRLEY L. ROBERTS

and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires 11/16/91

STATE OF OREGON, County of Klamath, ss.

Personally appeared

and who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of

and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

(If executed by a corporation, affix corporate seal)

LEON ROBERTS and SHIRLEY L. ROBERTS

GRANTOR'S NAME AND ADDRESS

LEON ROBERTS and SHIRLEY L. ROBERTS

5845 Airway Drive

Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

SAME AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath, ss.

I certify that the within instrument was received for record on the day of November, 1987, at o'clock M., and recorded in book/reel/volume No. on page or as fee/file/instrument/microfilm/reception No. Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By Deputy

20941

Order No.: 18948

EXHIBIT "A"
LEGAL DESCRIPTION

A portion of the SW1/4 SW1/4 in Section 13, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the South line of Section 13, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, which is 707 feet East of the corner common to Sections 13, 14, 23 and 24 of said Township and Range; thence North 0 degrees 40' East 736.6 feet, to a point which is 82.5 feet Easterly from the center line of the U.S.R.S., 1-C-1-A drain ditch; thence along a line parallel to said drain ditch, North 25 degrees 23' East 286.3 feet; and thence North 4 degrees 34' East 287.5 feet, more or less, to the North line of the drainage ditch along the North boundary of the South half of the Southwest quarter of said Section 13; thence South 89 degrees 51' West 83 feet, more or less, to the center line of said 1-C-1-A drain ditch; thence along the center line of said drain, South 4 degrees 34' West 265 feet; thence South 25 degrees 23' West 440 feet; thence South 15 degrees 55' West 700 feet; thence South 0 degrees 44' East 30.4 feet, to the South line of Section 13, at a point which is 411 feet East of the corner common to Sections 13, 14, 23 and 24; thence leaving said drain ditch, East 296 feet, more or less, to the point of beginning, being a portion of the Southwest quarter of the Southwest quarter of Section 13, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, said description being made to the center lines of 1-C-1-A drain and of the county road known as Airway Avenue.

EXCEPTING that portion conveyed to Klamath County as described in deed M78, page 6624, Microfilm Records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company
of November A.D., 19 87 at 8:58 o'clock A M., and duly recorded in Vol. M87 day
of Deeds on Page 20940
By Evelyn Biehn, County Clerk
[Signature]

FEE \$15.00