

81927

WARRANTY DEED—TENANTS BY ENTIRETY

Vol 1481 Page 21287

KNOW ALL MEN BY THESE PRESENTS, That THEODORE E. DICKEN

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by CLINT E. PACE and KAREN I. BIRD, 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:

See "Exhibit A" attached hereto and incorporated by reference herein.

(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 those of record and apparent on the land

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 \$ 112,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which) (The sentence between the symbols ©, 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 23rd 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.

THEODORE E. DICKEN

STATE OF OREGON,

County of Klamath, 19 87

STATE OF OREGON, County of 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)

Theodore E. Dicken

GRANTOR'S NAME AND ADDRESS

Clint E. Pace & Karen I. Bird

GRANTEE'S NAME AND ADDRESS

Klamath 1st Federal St
540 Main St
Klamath Falls OR 97601

NAME, ADDRESS, ZIP

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

Same as above

NAME, ADDRESS, ZIP

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/reel/volume No. on page or as fee/title/instrument/microfilm/reception No. Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By Deputy

21288

"EXHIBIT A"

PARCEL 2 OF MAJOR LAND PARTITION NO. 18-87:

A tract of land situated in the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 7, Township 39 South, Range 10 E.W.M., Klamath County, Oregon, more particularly described as follows:

Beginning at the Southeast corner of the said NE $\frac{1}{4}$ NW $\frac{1}{4}$; thence North 30.00 feet; thence West 828.00 feet; thence S. 89°59'46" W. 128.00 feet; thence North 36.11 feet to the Southeast corner of that tract of land described in Volume M79, page 18246 of the Klamath County Deed Records and being the True Point of Beginning of this description; thence S. 89°59'46" W. 245.00 feet to the Southwest corner of said tract of land described in Volume M79, page 18246; thence North 853.52 feet; thence along the Northerly edge of the Enterprise Irrigation District Canal, S. 29°16' E. 109.57 feet, S. 66°53' E. 35.30 feet, S. 78°05' E. 52.13 feet, S. 84°17' E. 91.43 feet and N. 89°40' E. 16.97 feet to an angle point on the Easterly line of the tract of land described in said Volume M79, page 18246; thence following said Easterly line, East 30.00 feet, South 105.00 feet, West 30.00 feet and South 619.29 feet to the true point of beginning, containing 4.29 acres and with bearings based on recorded survey No. 2993, Major Land Partition No. 18-87.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ Klamath County Title Company
 of _____ November _____ A.D. 19 87 at 9:19 o'clock A M., and duly recorded in Vol. M87 day
 of _____ Deeds _____
 on Page 21287
 Evelyn Biehn, _____
 By _____ County Clerk

FEE \$15.00

"EXHIBIT A"