

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

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This Indenture Witnesseth, THAT HENRY J. CALDWELL, JR. and DEBORAH L. CALDWELL, 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 DONALD E. McADAMS and MARY JO McADAMS,

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

Lot 23 in Block 8, TRACT NO. 1079, SIXTH ADDITION TO SUNSET VILLAGE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to: Statutory powers, including the power of assessment, of Enterprise Irrigation District, the South Suburban Sanitary District and Sunset Village Lighting District; Restrictions and easements as contained in plat dedication; Covenants, conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin imposed by instrument recorded June 29, 1973 in Vol. M73, page 8283, Microfilm Records of Klamath County, Oregon; 20-ft. building setback from Madera Drive and a 25-ft. building setback from Rio Vista Way, as shown on dedicated plat; 8-ft. easement along West lot line as shown on dedicated plat; 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 \$ 55,000.00. 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 above 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 13th day of December 19 85.

Henry J. Caldwell, Jr. (SEAL)

(SEAL)

Deborah L. Caldwell (SEAL)

(SEAL)

STATE OF OREGON, County of Klamath ) ss. 13th December 1985

Personally appeared the above named Henry J. Caldwell, Jr. and Deborah L. Caldwell, husband and wife,

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

Before me:

John Stille  
Notary Public for Oregon.  
My commission expires 7/14/89

After recording return to:

Donald E. & Mary Jo McAdams  
6110 Madera  
Klamath Falls, OR 97603

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 16th day of Dec. 1987, at 10:12 o'clock AM, and recorded in book M87 on page 22413 Record of Deeds of said County.

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

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

County Clerk-Recorder

By Sam Smith

Deputy

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

Fee: \$10.00

87 DEC 15 AM 10 12