

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

MTC-20182

This Indenture Witnesseth, THAT PAUL W. WHITLATCH and BARBARA J. WHITLATCH, husband and wife; and DAVID P. WHITLATCH and CHERYL L. WHITLATCH, 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 JOHN A. HEIDERER and LOUISE M. HEIDERER,

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

A tract of land situated in the NW $\frac{1}{4}$ of Section 18, Township 39 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Northwest corner of said Section 18; thence South 00°01'10" West 2192.47 feet; thence South 89°51'42" East 1293.84 feet to the true point of beginning of this description; thence South 00°02'03" East 465.00 feet to the South line of the NW $\frac{1}{4}$ of said Section 18; thence North 89°51'42" West along said line, 468.50 feet; thence North 00°02'03" West 465.00 feet; thence South 89°51'42" East 468.50 feet to the true point of beginning, with bearings based on recorded Survey No. 2026, as recorded in the Klamath County Surveyor's office. TOGETHER WITH ALL easements of record or apparent on the land which are appurtenant to the above-described real property. RESERVING an easement for irrigation purposes over and across the North**** SUBJECT TO: Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District; Reservations, restrictions, easements and rights of way of record and those apparent on the land, if any.

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

****10 feet of the Westerly 300 feet of the above described property.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$35,000.00. 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 15th day of November 19 83

Paul W. Whitlatch (SEAL)

Barbara J. Whitlatch (SEAL)

David P. Whitlatch (SEAL)

Cheryl L. Whitlatch (SEAL)

STATE OF OREGON, County of Klamath) ss. November 15, 1983

Personally appeared the above named PAUL W. WHITLATCH and BARBARA J. WHITLATCH, husband and wife; and DAVID P. WHITLATCH and CHERYL L. WHITLATCH, husband and wife; and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

W. Addington
Notary Public for Oregon.
My commission expires 3-22-85

After recording return to:

*So 6th St
FF Federal Bldg
#0942486*

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.

County Clerk—Recorder

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

By _____

Deputy

21 1 PM 51 AUG 86

5023

13175

STATE OF OREGON,

County of Klamath

} ss.

On this the 15th day of November, 19 83 personally appeared
 BARBARA J. WHITLATCH
 who, being duly sworn (or affirmed), did say that he is the attorney in fact for
 CHERYL L. WHITLATCH and
 that she executed the foregoing instrument by authority of and in behalf of said principal; and he acknowl-
 edged said instrument to be the act and deed of said principal.

Before me:

W. Darlene J. Addington
 Notary Public for Oregon.

My Commission expires 3/22/85

ATTORNEY IN FACT ACKNOWLEDGMENT

Form No. 9-13
(Previous Form No. Form 159)

STATE OF OREGON,

County of Klamath

} ss.

On this the 15th day of November, 19 83 personally appeared
 BARBARA J. WHITLATCH
 who, being duly sworn (or affirmed), did say that he is the attorney in fact for
 DAVID P. WHITLATCH and
 that she executed the foregoing instrument by authority of and in behalf of said principal; and he acknowl-
 edged said instrument to be the act and deed of said principal.

Before me:

W. Darlene J. Addington
 Notary Public for Oregon.

My Commission expires 3-22-85

ATTORNEY IN FACT ACKNOWLEDGMENT

Form No. 9-13
(Previous Form No. Form 159)

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 15th day
 of Aug. A.D., 19 88 at 1:12 o'clock P. M., and duly recorded in Vol. M88
 of Deeds on Page 13174

Evelyn Biehn County Clerk

FEE \$13.00

By *Barlene Muller*