

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT

SHARON L. HOLMES

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has bargained and sold, and by these presents does grant, bargain, sell and convey unto DAVID DAVENPORT and GINA L. DAVENPORT

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

All that portion of Lot 17 of LAKESHORE GARDENS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, bounded as follows:

Beginning at the Northwest corner of Lot 17, marked by an iron stake of 1 1/2 inch pipe driven in the ground, thence South 0 degrees and 41' West along the lot line 163.2 feet to the Southwest corner of Lot 17; thence Easterly along the Southerly line of the lot 85.00 feet; thence North 2 degrees and 4' West, 105 feet more or less, to a point marked by an iron stake of 1 1/2" pipe driven in the ground at or near the Northerly lot line; thence North 51 degrees and 41' West along the lot line 100.00 feet, more or less to the point of beginning.

Tax Account No.: 3808 025DB 02200

Subject to: 1988-89 real property taxes, a lien but not yet payable. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways. A Joint Easement Agreement dated September 1, 1988, between Sharon L. Holmes and Martin Lugus and Shirlee A. Lugus, Recorded in Vol. M88 page 14681, Deed Records, Klamath County, Oregon. Easements, rights of way, restrictions and reservations of record and those apparent on the land.

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 FEED 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 \$ 12,000.00. 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 grantor do es hereby covenant, to and with the said grantees, and their assigns, that she is the owner in fee simple of said premises; that they are free from all incumbrances, except as set forth above and that she will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 1st day of September 1988

Sharon L. Holmes (SEAL)

STATE OF OREGON, County of Klamath, Personally appeared the above named) ss. September 9, 19 99

and acknowledged the foregoing instrument to be her voluntary act and deed. Sharon L. Holmes

Before me:

Kristi J. Redd
Notary Public for Oregon
My commission expires 11/16/91

After recording return to:
David Davenport & Gina L. Davenport
118 Fir
Henderson, NV 89015

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

SAME AS ABOVE

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 9th day of Sept. 1988, at 9:03 o'clock A.M., and recorded in book M88 on page 14683 Record of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

County Clerk-Recorder

By Caroline Mueller

Deputy

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

Fee \$8.00

88 SEP 9 AM 9 03