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## WARRANTY DEED—TENANTS BY ENTIRETY

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KNOW ALL MEN BY THESE PRESENTS, That Joseph W. Ratcliffe and

Phyllis G. Ratcliffe

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Paul M. Collins and Marietta Collins, 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" ON REVERSE SIDE

(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, apparent on the ground and common to the area

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 \$56,500.00

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 27th day of January, 1989; 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.

Joseph W Ratcliffe  
Phyllis G Ratcliffe

STATE OF OREGON

County of Klamath  
January 27, 1989

Personally appeared the above named

Joseph W. and Phyllis G. Ratcliffe

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires 7-6-90

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 \_\_\_\_\_

\_\_\_\_\_ a corporation, 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)

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/file/instrument/microfilm/reception No. \_\_\_\_\_, Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By \_\_\_\_\_ Deputy

GRANTOR'S NAME AND ADDRESS

Paul M. & Marietta M. Collins  
Rt 3 Box 319 Fern Swamp Rd.  
Klamath Falls OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath First Federal S & L  
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

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EXHIBIT "A"  
LEGAL DESCRIPTION

A parcel of land lying within the bounds of that tract of real property recorded in Volume 222, page 301 of Deed records of Klamath County, Oregon, described therein as being a portion of the SE1/4 of the SE1/4 of Section 28, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, said parcel of land being more particularly described as follows: Beginning at the Northwest corner of above said tract of real property which corner is described as bearing East along the Section line 2074.11 feet, thence North 25 degrees 22' West, 761.0 feet from the 1/4 corner on the South boundary of said Section 28 and which corner is also described as being on the Southerly right of way line of the Klamath Falls-Ashland Highway; thence Easterly along said right of way line a distance of 418.00 feet to a 1/2" steel rod marking the true point of beginning of this description; thence following along the Southerly right of way line of the aforesaid highway North 47 degrees 20' East, 143.16 feet to a 1/2 inch steel rod on the Westerly right of way boundary of an existing County Road; thence along same South 35 degrees 13' East, a distance of 265.00 feet to a 1/2 inch steel rod; thence South 47 degrees 20' West, parallel with the first course described above, a distance of 190.64 feet to a 1/2 inch steel rod; thence North 25 degrees 22' West, 275.21 feet to the true point of beginning and subject to the right of way for an irrigation canal as now constructed.

Tax Account No: 3908 02800 00100

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 27th day  
of Jan. A.D., 19 89 at 2:41 o'clock P M., and duly recorded in Vol. M89,  
of Deeds on Page 1782.  
Evelyn Biehn County Clerk  
By Pauline Mullendore

FEE \$13.00