

WARRANTY DEED - TENANTS BY ENTIRETY

KNOW ALL MEN BY THESE PRESENTS, That DARRELL E. MOULTON and CARLA G. MOULTON, hereinafter called the Grantor, for the consideration hereinafter stated to the grantor paid by KENNETH G. POLLARD and RUTH G. POLLARD, 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:

That part of the SW 1/4 NW 1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at an iron pin driven into the ground just inside of the fence corner at the Southwest corner of the NW 1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, which iron pin is 30 feet East of the center of the road which intersects the Dalles-California Highway at the said Southwest corner of the NW 1/4 and which pin is also 30 feet North of the center of the said Dalles-California Highway; thence from said pin North along the Eastern line of said intersecting road, 215 feet to the true point of beginning of this description; thence East at right angles to the said intersecting road a distance of 132 feet; thence North and parallel to said intersecting road 115 feet; thence West 132 feet to the Easterly line of said intersecting road; thence South 115 feet to the place of beginning.

Subject to the following:

1. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
3. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Enterprise Irrigation District.

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 assumed by Grantee above and those imposed by the Grantee and that Grantor will warrant and for ever 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 \$57,000.00. 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.

This instrument does not guarantee that any

16490

particular use may be made of the property described in this instrument. A buyer should check with the appropriate city or county planning department to verify approved uses.

In Witness Whereof, the grantor has executed this instrument this 20 day of December, 1983.

Darrell E. Moulton Carla G. Moulton
DARRELL E. MOULTON CARLA G. MOULTON

STATE OF OREGON)
County of Klamath) ss.

On this 20th day of December, 1983, personally appeared the above named Darrell E. Moulton and Carla G. Moulton and acknowledged the foregoing instrument to be their voluntary act and deed.

John Stille
NOTARY PUBLIC for Oregon
My Commission expires: 7/13/85

Grantor's name and address:

Darrell E. Moulton
Carla G. Moulton
513 E. Madison
Broken Arrow, OK 74012

After recording return to:

Kenneth G. Pollard
Ruth G. Pollard
4760 E. White
Fresno, CA 93702

Grantee's name and address:

Kenneth G. Pollard
Ruth G. Pollard
4760 E. White
Fresno, CA 93702

Mail tax statements to:

~~Kenneth G. Pollard~~ Darlene O. Shults
~~Ruth G. Pollard~~
7285 Old Midland
Klamath Falls, OR 97603

STATE OF OREGON)
County of Klamath) ss.

for
recorder's
use

I certify that the within instrument was received for record on the 1st day of Sept., 1989, at 12:49 o'clock PM., and recorded in book/reel/volume No. M89 on page 16489 or as document/fee/file/ instrument/microfilm No. 4730 Record of Deeds of said county.

Evelyn Biehn, County Clerk
Name: Title

By Pauline Mendenhall

Fee: \$13.00