

## WARRANTY DEED - TENANTS BY ENTIRETY

KNOW ALL MEN BY THESE PRESENTS, That JAMES D. CHARLES, hereinafter called the Grantor, for the consideration hereinafter stated to the grantor paid by PERRY L. WELKER and PAULETTA Z. WELKER, 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:

All of Block 204, HILLS SECOND ADDITION to the City of Klamath Falls, Oregon, EXCEPTING THEREFROM that portion conveyed to the State of Oregon, by and through its State Highway Commission by Deed recorded June 23, 1959 in Book 261, page 415, Deed Records of Klamath County, Oregon.

Subject to the following:

1. Sewer and water use charges, if any, due to the City of Klamath Falls.
2. Reservations, restrictions and easements as contained in plat dedication, to wit:  
"That the streets and alleys in said addition are hereby dedicated to public use, saving and excepting however and with the specific reservation from such dedication, that said Company or its successors or assigns shall have the right forever to build, construct and operate transportation lines, water, gas, telephone and electric light systems, on, through and over the streets and alleys in said addition for all time to come, and the free and unobstructed use thereof for the purpose of constructing and laying therein said systems."
3. Reservations, restrictions and easements as contained in deed from Klamath Corporation, recorded Volume 68, page 291, Deed Records of Klamath County, Oregon.

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 \$60,000.00. 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 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.

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In Witness Whereof, the grantor has executed this instrument this 25th day of June, 1984.

James D. Charles  
JAMES D. CHARLES

STATE OF OREGON )

) ss.

County of Klamath )

On this 25th day of June, 1984, personally appeared the above named James D. Charles and acknowledged the foregoing instrument to be his voluntary act and deed.

Kristi L. Redd  
NOTARY PUBLIC for Oregon  
My Commission expires: 11/16/87

Grantor's name and address:

James D. Charles  
3/28 Riverside  
Prasada, AZ 86301

Grantee's name and address:

Perry L. Welker  
Pauletta Z. Welker  
508 Steens Dr.  
Falla, OR 97601

After recording return to:

Perry L. Welker  
Pauletta Z. Welker  
508 Steens Dr.  
Falla, OR 97601

Mail tax statements to:

Perry L. Welker  
Pauletta Z. Welker  
508 Steens Dr.  
Falla, OR 97601

STATE OF OREGON )  
) ss.  
County of Klamath )

for  
recorder's  
use

I certify that the within instrument was received for record on the 10th day of Oct., 1990, at 11:06 o'clock A.M., and recorded in book/reel/volume No. 890 on page 20477 or as document/fee/file/instrument/microfilm No. 11282 Record of Deeds of said county.

Evelyn Biehn, County Clerk  
Name Title

By Douglas M. Mader

Fee \$3.00