

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT WESLEY D. KELLOM, SR. and JULIA A. KELLOM, husband and wife, hereinafter known as grantor^s, for the consideration hereinafter stated have bargained and sold, and by these presents do grant, bargain, sell and convey unto FRANK M. PEDERSEN and BARRIE G. PEDERSEN, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

PARCEL 1: That part of the S¹/₂N¹/₂S¹/₂SE¹/₄SE¹/₄ Section 3, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, lying Easterly of the U.S.R.S. Drain Ditch, EXCEPTING that portion lying within the limits of Summers Lane.

PARCEL 2: A parcel of land situate in the N¹/₂N^{1S¹/₂SE¹/₄SE¹/₄ of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:}

Beginning at a point which lies North 1°14' West a distance of 495.8 feet and South 89°26' West a distance of 730 feet from the iron pin which marks the Southeast corner of Section 3, Township 39 South, Range 9 East of the Willamette Meridian; thence continuing South 89°26' West 100 feet to a point; thence North 1°14' West 144.5 feet to a point; thence North 89°26' East 100 feet to a point; thence South 1°14' East 144.5 feet to the point of beginning.

SUBJECT TO: Regulations, including levies, liens and assessments of the City of Klamath Falls; Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District; Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District; Easements and rights of way of record and those apparent on the land, if any; Requirements and provisions of ORS Chapter 481, pertaining to the registration and transfer of ownership of a mobile home, and any interests or liens disclosed thereby. The property is also subject to taxes for the years 1980-81 and 1981-82, and charges of the South Suburban Sanitary District, which charges grantees assume and agree to pay.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 275,000.00. 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^s do hereby covenant, to and with the said grantees, and their assigns, that they are the owner^s 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 hand^s and seal^s this 1st day of February, 1982.

Wesley D. Kellom SR (SEAL) (SEAL)

Julia A. Kellom (SEAL) (SEAL)

STATE OF OREGON, County of Klamath) ss. February 1, 1982.

Personally appeared the above named Wesley D. Kellom, Sr. and Julia A. Kellom, husband and wife,

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

Before me:

[Signature]
Notary Public for Oregon
My commission expires 2/14/85

After recording return to:

Frank M. & Barrie Pedersen
2942 Summers Ln.
Klamath Falls OR 97601

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

Frank M. & Barrie Pedersen
2942 Summers Ln.
Klamath Falls OR 97601

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

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 1st day of Oct., 1982, at 11:19 o'clock A. M., and recorded in book M91 on page 19929 Record of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
County Clerk—Recorder

By Raoul M. Mullendore Deputy

Fee \$28.00