

## WARRANTY DEED - TENANTS BY ENTIRETY

KNOW ALL MEN BY THESE PRESENTS, That MELVIN W. HUNTER and SHIRLEY M. HUNTER, hereinafter called the Grantor, for the consideration hereinafter stated to the grantor paid by TIMOTHY R. AIKEN and ROBIN L. AIKEN, 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:

Lots 76 and 77 of PLEASANT HOME TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to the following:

1. The premises herein described are within and subject to the statutory powers, including the power of assessments, of Enterprise Irrigation District.
2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
3. Assessments, if any, due to the City of Klamath Falls for water use.
4. Reservations, restrictions and easements, including the terms and provisions thereof, as contained in instrument recorded August 24, 1940 in Volume 131, page 381, Deed Records of Klamath County, Oregon, wherein Charles W. Miller, et ux is grantor and Leland O. Hunter, et ux are grantees, to wit: "subject, however, to an easement for ditches and/or pipe lines to convey water for irrigation and domestic use for the benefit of adjoining property owners. Subject to the restriction that no dwelling house shall be placed upon said land to cost less than \$1,000.00; that such dwelling shall be finished in a workmanlike manner, shall be painted outside, and shall be set back at least 30 feet from property line on street. Second party agrees to make connection with the city water system as soon as the same is available."
5. The life estate created by instrument, including the terms and provisions thereof,  
Dated: October 2, 1973  
Recorded: October 3, 1973  
Volume: M73, page 13393, Microfilm Records of Klamath County, Oregon  
In favor of: Leland O. Hunter

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 \$34,000.00. 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.

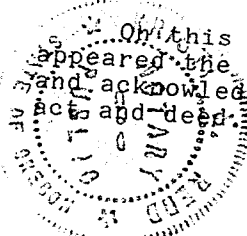
In Witness Whereof, the grantor has executed this instrument this 20th day of April, 1985.

Melvin W. Hunter  
MELVIN W. HUNTER

Shirley M. Hunter  
SHIRLEY M. HUNTER

STATE OF OREGON )  
County of Klamath ) ss.

On this 20th day of April, 1985, personally appeared the above named Melvin W. Hunter and Shirley M. Hunter and acknowledged the foregoing instrument to be their voluntary act and deed.



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

Grantor's name and address:

Melvin W. Hunter  
Shirley M. Hunter  
2605 Vermont St  
Klamath Falls OR 97601

Grantee's name and address:

Timothy R. Aiken  
Robin L. Aiken  
4763 Climax  
Klamath Falls OR 97603

After recording return to:

Timothy R. Aiken  
Robin L. Aiken  
4763 Climax  
Klamath Falls OR 97603

Mail tax statements to:

Timothy R. Aiken  
Robin L. Aiken  
4763 Climax  
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 10th day of Oct., 1991, at 9:17 o'clock A M., and recorded in book/reel/volume No. M91 on page 21142 or as document/fee/file/ instrument/microfilm No. 35826 Record of Deeds of said county.

Evelyn Biehn, County Clerk  
Name Title

By Dorlene Muelandere

Fee \$33.00