

WARRANTY DEED TO CREATE ESTATE IN THE ENTIRETY

MTC 32983

This Indenture Witnesseth, THAT S. I. PROBST and EVELYN C. PROBST, 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 J. DENNIS CHILDERS and JANET D. CHILDERS, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

The East 71 feet of the North 106 feet of Lot 21 of Altamont Ranch Tracts, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. EXCEPT the Northerly 5 feet conveyed to Klamath County in Deed Volume 290 at page 610, records of Klamath County, Oregon.

RESERVING an Easement over the Easterly 5 feet for maintenance of sewer and water lines to the grantors' property lying to the South of the above-described property.

SUBJECT TO: Reservations, restrictions, easements and rights of way of record and those apparent on the land, if any.

NOTE: 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 persons acquiring fee title to the property should check with the appropriate city or county planning department to verify approved uses.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 26,000.00
~~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 ha ve hereunto set their hand sand seals this 11th day of December 19 86.

_____(SEAL) S. I. Probst _____(SEAL)
 _____(SEAL) Evelyn C. Probst _____(SEAL)

STATE OF OREGON, County of Klamath) ss. December 11, 19 86
 Personally appeared the above named S. I. PROBST and EVELYN C. PROBST, husband and wife,

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

Before me:

William L. Sisk
 Notary Public for Oregon.
 My commission expires 12/31/90

After recording return to:
J. Dennis Childers
Janet D. Childers
3442 Bristol Ave., Klamath Falls, OR 97603

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

J. Dennis Childers
Janet D. Childers
3442 Bristol Ave., Klamath Falls, OR 97603

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 10th day of June, 19 94, at 11:26 o'clock A. M., and recorded in book M94 on page 18278 Record of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
 County Clerk-Recorder

By Darlene Mulendore Deputy

Fee \$30.00