

KN:NA 10-12-94P03:13 RCVD

89536

WARRANTY DEED—TENANTS BY ENTIRETY

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Vol 1994 Page 31878

KNOW ALL MEN BY THESE PRESENTS, That

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Damon W Pollard  
Damon W 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:

MTC 16743-L  
12304

DESCRIPTION

A parcel of land situated in Lot 7 of Section 6, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, and being more particularly described as follows:

Beginning at a point on the North right of way line of Hilyard Avenue, said point being North 00°15'45" West, 30.00 feet and South 89°59'00" East, 60.00 feet from the Southwest corner of said Section 6; thence South 89°59'00" East, 132.00 feet along a line parallel with and 30.0 feet distant from the South line of said Lot 7 of Section 6; thence North 00°15'45" West, 400.63 feet parallel with the West line of said Lot 7; thence North 88°36'25" West, 95.15 feet to a 5/8" iron rod; thence North 00°15'45" West, 228.00 feet parallel with the West line of said Lot 7, to a point on the Southerly right of way line of the Enterprise Irrigation District Canal; thence North 88°36'25" West, 2.00 feet to an angle point in said right of way; thence North 75°36'24" West, 106.35 feet along said right of way to its intersection with the West line of said Lot 7; thence South 00°15'45"

.. Continued on back ..

To Have and to Hold the above described and granted premises unto the 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

grantor will warrant and forever defend the 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 \$2000.00  
~~However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which).~~ (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

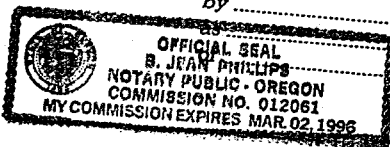
In Witness Whereof, the grantor has executed this instrument this 12 day of Oct, 1994, if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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 PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES, AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on October 12, 1994

by Damon W Pollard, ss.  
This instrument was acknowledged before me on \_\_\_\_\_, 19\_\_\_\_,



My commission expires 3-2-96 Notary Public for Oregon

Grantor's Name and Address

Grantee's Name and Address

After recording return to (Name, Address, Zip):

Mrs. Mrs. Pollard  
7529 Hilgard  
City 97603

Until requested otherwise send all tax statements to (Name, Address, Zip):

Same as above

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,

County of \_\_\_\_\_ } ss.

I certify that the within instrument was received for record on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in book/reel/volume No. \_\_\_\_\_ on page \_\_\_\_\_ and/or as fee/file/instrument/microfilm/reception No. \_\_\_\_\_ Record of Deeds of said County. Witness my hand and seal of County affixed.

By \_\_\_\_\_ NAME \_\_\_\_\_ TITLE \_\_\_\_\_ Deputy

East, 450.37 feet along said West line to a point that is North 00°15'45" West, 237.00 feet from the Southwest corner of said Section 6; thence South 89°59'00" East, 68.00 feet parallel with the South line of said Lot 7; thence South 00°15'45" East, 207.00 feet parallel with the West line of said Lot 7 to the point of beginning, RESERVING THEREFROM a non-exclusive easement for ingress and egress 20 feet in width and approximately 401 feet in length along the Easterly boundary of the above described property between Hilyard Avenue and property now owned by the Grantor.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mr. Pollard the 12th day of Oct A.D. 19 94 at 3:13 o'clock P. M., and duly recorded in Vol. M94 of Deeds on Page 31878.

FEE \$35.00

Evelyn Biehn County Clerk  
By [Signature]