

WARRANTY DEED - TENANTS BY ENTIRETY

KNOW ALL MEN BY THESE PRESENTS, That OSCAR E. CLEVELAND and JOAN M. CLEVELAND, husband and wife, hereinafter called the Grantor, for the consideration hereinafter stated to the grantor paid by MICHAEL D. RADFORD and DONNA JOY RADFORD, 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, an undivided two-thirds interest in 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:

Lot 21 and 22 in Block 4 of FIRST ADDITION TO ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING THEREFROM that portion conveyed for road purposes in Volume M69, page 6497, Microfilm Records of Klamath County, Oregon.

Subject to the following:

1. Assessments, if any, due the City of Klamath Falls for water use.
2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
3. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Project and Klamath Irrigation District.
4. Reservations, restrictions and easements as contained in instrument recorded in Volume 107, page 497, 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 \$50,000.00. 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.

5917

2494

In Witness Whereof, the grantor has executed
this instrument this 28th day of September, 1983.

Oscar E. Cleveland
OSCAR E. CLEVELAND

Joan M. Cleveland
JOAN M. CLEVELAND

STATE OF OREGON)
County of Klamath) ss.

On this 28th day of September, 1983, personally
appeared the above named Oscar E. Cleveland and Joan M.
Cleveland and acknowledged the foregoing instrument to be
their voluntary act and deed.

Kristi L. Garrison
NOTARY PUBLIC for Oregon
My Commission expires: 6/19/87

Grantor's name and address:

Oscar E. Cleveland
Joan M. Cleveland
PO Box 1060
Klamath Falls, OR 97601

Grantee's name and address:

Michael D. Radford
Donna Joy Radford
5020 Shasta Way
Klamath Falls, OR 97603

After recording return to:

Michael D. Radford
Donna Joy Radford
2520 OLD MIDLAND RD
Klamath Falls, OR 97603

Mail tax statements to:

Michael D. Radford
Donna Joy Radford
5020 Shasta Way
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 2nd day of
Feb, 1995, at 3:45
o'clock P.M., and recorded in
book/reel/volume No. M95 on page 2493 or
as document/fee/file/ instrument/microfilm
No. 94400 Record of Deeds of said county.

Bernetha G. Letsch, County Clerk
Name Title

By Donna Joy Radford

Fee \$35.00