71-1-74	WARRANTY DEED_TENANTS BY ENTIREMENT	V01.7475	_rayr
AC-22 02-10-95A11:22	RCVD HYC FLOSOA 2700.	Hauptmann	and Karen A.
KNOW ALL MEN BY TH	RCVD HYO HOS ALTRONOMIESE PRESENTS, That Alfred J.		

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by John M.

Edwards and Dorene Rae Edwards , 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:

All that portion of Lot 13 of Empire Tracts, as shown upon the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the Southwest corner of Lot 13 and running thence East along the South line of said lot, 72.2 feet to a point which is the Northeast corner of Lot 10 of Garden Tracts, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon; thence in a Northeasterly direction in a straight line to the Southeast corner of Lot 10 of said Empire Tracts; thence West along the South line of Lots 10 and 9 of Empire Tracts 142.0 feet; thence South along the West line of said Lot 13 of Empire Tracts 129.3 feet to the point of beginning.

(For continuation of this document, see reverse side of this deed.)

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the above described and granted premises unto the said grantees, as tenants by the en-

And grantor hereby covenants to and with grantees and the heirs of the survivor and their assigns, that grantor tirety, their heirs and assigns forever. is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as noted of record as of the date of this deed and those apparent upon the land, if any, as of the date of this deed,

grantor will warrant and forever 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 \$30,000.00 However, the actual-consideration-consists of or includes other property or value given or promised which is therefore consideration (indicate which). (The sentence between the symbols o, if not applicable, should be deleted. See ORS 93.030.) 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. In Witness Whereof, the grantor has executed this instrument this 27th day of August if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by

order of its board of directors.

Fred J. Hauptmann

(If executed by a corporation, affix corporate seal)

ST	ATE OF OREGON, County ofKlamath) ss.
	August 27, 19.7	9.
т	Personally appeared the above named	Alfred A.

Hauptmann, husband and wife, and acknowledged the foregoing instru-

ment to be their voluntary act and deed.

Belord me: daris (OFFICIAL Notery Public for Oregon My commission expires . 7/19/82 STATE OF OREGON, County of ... Personally appeared ... who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of a corporation, and that the seal ullixed to the loregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me: SEAL)

County of

Notary Public for Oregon

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FOR

RECORDER'S USE

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	* **	County of

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NAME, ADDRESS, ZIP

I certify that the within instrument was received for record on the .19 day of o'clock M., and recorded at on page in book file/reel number

SPACE RESERVED or as Record of Deeds of said county.

Witness my hand and seal of County affixed.

Recording Officer Deputy

And in I will come had be provided a foresting a Volume 2015 PARITHE YE STRACTOR -- 0135 YOU COLOR Subject, however, to the following: ect, however, to the following: Taxes for the year 1979-1980 are now a lien but not yet payable. Rules, regulations and assessments of South Suburban Sanitary District. Liens and assessments of Klamath Project and Enterprise Irrigation District, and regulations contracts, easements, water and irrigation rights in connection therewith. 4. Any unpaid charges or assessments of Enterprise Irrigation District. 4. Any unpaid charges or assessments of Enterprise Irrigation District.

5. Reservations and restrictions contained in deed from John Gysbers and Pearl Gysbers, husband and wife, dated July 25, 1938, recorded June 19, 1940, in Deed Volume 130 page 73, records of Klamath County, Oregon, as follows: "...excepting and reserving to the first parties their heirs and assigns the right at any time to construct, build and erect ditches, telephone lines and electric power lines in and upon said premises and to keep and maintain the same, said right of way to be for the benefit of the lands and premises addicining the above described land." and premises adjoining the above described land." "see the content of Flameth County, Orogob; thence the the the county, Orogob; thence the test of the county, Orogob; thence the county of the where the state of the state of the state of the STATE OF OREGON: COUNTY OF KLAMATH: Filed for record at request of _ Aspen Title Co _ A.D., 19 95 at 11:22 o'clock _ A M., and duly recorded in Vol. _ M95 Feb Deeds on Page _______949 Bernetha G. Letsch County Clerk
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