

WARRANTY DEED - TENANTS BY ENTIRETY

AT: 205044251

KNOW ALL MEN BY THESE PRESENTS, That PETE D. FORNER and THELMA I. FORNER, hereinafter called the Grantor, for the consideration hereinafter stated to the grantor paid by TOM G. SHEPHERD and NADINE SHEPHERD, 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:

Beginning at the most northerly corner of Lot 8 of Block 46 of NICHOLS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon; thence Southeasterly along the Westerly line of 11th Street 90 feet; thence Southwesterly at right angles to 11th Street, 41 feet; thence Northwesterly parallel with 11th Street 90 feet to the Southerly line of High Street; thence Northeasterly along the Southerly line of High Street, 41 feet to the place of beginning.

Subject to the following:

1. Rights of the public and to any portion of the herein described premises lying within the limits of streets, roads or highways.

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 \$43,000.00. 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.

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In Witness Whereof, the grantor has executed this instrument this 13th day of February, 1984.

Pete D. Forner
PETE D. FORNER

Thelma I. Forner
THELMA I. FORNER

STATE OF OREGON)

ss.

County of Klamath)

On this 13th day of February, 1984, personally appeared the above named Pete D. Forner and Thelma I. Forner and acknowledged the foregoing instrument to be their voluntary act and deed.

John Stelle

NOTARY PUBLIC for Oregon
My Commission expires: 7/13/85

Grantor's name and address:

Pete D. Forner
Thelma I. Forner

Grantee's name and address:

Tom G. Shepherd
Nadine Shepherd

After recording return to:

Tom G. Shepherd
Nadine Shepherd

Mail tax statements to:

Tom G. Shepherd
Nadine Shepherd

STATE OF OREGON)

ss.

County of Klamath)

for

recorder's

use

I certify that the within instrument was received for record on the 26th day of June, 1996, at 9:16 o'clock AM., and recorded in book/reel/volume No. M96 on page 18941 or as document/fee/file/ instrument/microfilm No. 20474. Record of Deeds of said county.

Berretta G Letsch, County Clerk

Name

Title

By

John Stelle

Fee: \$15.00