

42611

Ret. 10: JACKSON COUNTY TITLE

73905rg

MTG 41393 DIVISION OF OREGON TITLE INSURANCE COMPANY  
502 W. Main Street (P. O. Box 218) Medford, OR 97501 (541) 779-2811

TENANTS BY ENTIRETY  
WARRANTY DEED

Vol. 1797 Page 25118

KNOW ALL MEN BY THESE PRESENTS, that ,

RICKY D. ELDER and VICKI L. ELDER

hereinafter called the Grantor, for the consideration hereinafter stated, to Grantor paid by

BENJAMIN J. MC KEEN and MARIE A. MC KEEN

husband and wife, Grantees, do 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 KIAMATH, State of Oregon, described as follows, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

TO HAVE AND TO HOLD the same unto the said Grantee and Grantee's heirs, successors 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 Covenants, conditions, restrictions, reservations, rights and rights of way now of record on the subject property.

and that 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 \$ 28,000.00

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 individuals and to corporations.

IN WITNESS WHEREOF, the grantor has executed this instrument this 30 day of

July, 1997.

"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."

Ricky D. Elder  
RICKY D. ELDER

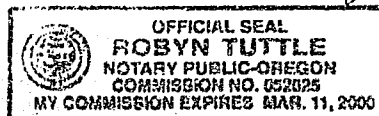
Vicki L. Elder  
VICKI L. ELDER

STATE OF OREGON  
COUNTY OF JACKSON

The foregoing instrument was acknowledged before me this 30 day of July, 1997,

by RICKY D. ELDER and VICKI L. ELDER

[Signature]  
Notary Public for Oregon  
My commission expires 3-11-2000



Mail Tax Statements to:

Grantees  
3806 EZELL STREET  
KIAMATH FALLS OR 97603

97 AUG -1 P3:01

35'

**EXHIBIT 'A'**  
**LEGAL DESCRIPTION**

The East 1/2 of a tract of land situated in the NE1/4 of NE1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin which lies North 89 degrees 40' East a distance of 30.00 feet and North 1 degree 02' West a distance of 876.9 feet from the iron pin which marks the intersection of 4th Avenue and 4th Street of Altamont Acres which point of intersection is also the Southwest corner of the NE1/4 of NE1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, and running thence North 89 degrees 40' East a distance of 265.0 feet to a point; thence North 1 degree 02' West a distance of 71.5 feet to a point; thence South 89 degrees 40' West a distance of 265 feet to an iron pin; thence South 1 degree 02' East a distance of 71.5 feet more or less to the point of beginning, said tract in the NE1/4 of NE1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 1st day  
of August A.D., 19 97 at 3:01 o'clock P. M., and duly recorded in Vol. M97,  
of Deeds on Page 25118.

FEE \$35.00

By Bernetha G. Letsch, County Clerk  
Kathleen Kozel