

Return to: KARLA MCDONALD, 29324 A St., Klamath Falls, OR 97601

# WARRANTY DEED - TENANTS BY ENTIRETY

KNOW ALL MEN BY THESE PRESENTS, that,

JOHN JAMES MCDONALD

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

KARLA K. MCDONALD

Grantee, does hereby grant, bargain, sell and convey unto the Grantee as tenant 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:

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

TO HAVE AND 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, NO EXCEPTIONS, 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 \$1.00.

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 4-6 day of APRIL, 1999.

"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."

John James McDonald  
JOHN JAMES MCDONALD

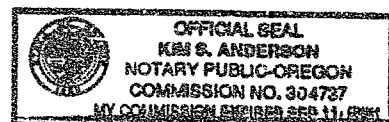
STATE OF OREGON,  
County of Klamath

The foregoing instrument was acknowledged before me this 6<sup>th</sup> day of APRIL, 1999, by JOHN JAMES MCDONALD.

SPACE FOR RECORDER'S USE

Kari S. Anderson  
Notary Public for Oregon  
My commission expires 11, SEPT 2001

Mail Tax Statements to:  
GRANTEE  
29324 A Street  
Klamath Falls, OR 97601



12401

EXHIBIT "A"  
LEGAL DESCRIPTION

A tract of land situated in the NE1/4 SW1/4 of Section 10, Township 36 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon, and more particularly described as follows:

Beginning at an iron pin at the Southwest corner of Lot 25, FRONTIER TRACTS, said corner being South 0 degrees 36' West a distance of 669.4 feet and South 89 degrees 24' West a distance of 460 feet from the center 1/4 corner of said Section 10; thence North 0 degrees 36' East a distance of 150 feet to the true point of beginning, and continuing thence North 0 degrees 36' East a distance of 97 feet to an iron pin; thence South 89 degrees 24' West a distance of 50 feet to an iron pin; thence North 0 degrees 36' East a distance of 99.2 feet to an iron pin on the South line of A Street, FRONTIER TRACTS, according to the duly recorded plat thereof; thence North 89 degrees 17' East along the South line of A Street to its intersection with the West line of a 50 foot street fronting on Lots 16 and 17, said FRONTIER TRACTS; thence South 0 degrees 36' West along the West line of said street to its intersection with the North line of a 50 foot street fronting on Lots 20 to 25 inclusive, FRONTIER TRACTS; thence South 89 degrees 24' West along the North line of said street to the point of beginning.

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Karla McDonald  
 of April A.D., 1999 at 2:31 o'clock P.M. and duly recorded in Vol. M99 the 6th day  
 of Deeds on Page 12400  
 Linda Smith, County Clerk  
 by Kathleen Ross

FEE \$35.00