

1999 JUN 28 AM 11: 54

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

MTC 1396-1082

Vol M99 Page 25543

This Indenture Witnesseth, THAT GILBERT L. THOMPSON and MARY J. THOMPSON, husband and wife, hereinafter known as grantors, for the consideration hereinafter stated have bargained and sold, and by these presents do grant, bargain, sell and convey unto

KENNETH J. REAMY and EILEEN J. REAMY,

husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

All of Lot 54 and the South 50 feet of Lot 55, LAKESHORE GARDENS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: Taxes for fiscal year 1987-88, which are now a lien but not yet payable; Statutory powers, including the power of assessment, of Lakeshore Gardens Drainage District; Rights of the public and of governmental bodies and the State of Oregon, in and to any portion of the herein described premises lying below the high water mark of Upper Klamath Lake; Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways; Reservations, restrictions, easements and rights of way of record and those apparent on the land, if any.

TOGETHER with an easement over the South 50 feet of Lot 53B for the purpose of using the boat dock and providing access to Klamath Lake adjacent thereto or to construct and maintain their own boat dock. The grantors shall not grant the right to use the South 50 feet of Lot 53B to any persons who are not the occupants of Lots 52 and 53, Lakeshore Gardens.

NOTE: 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 persons acquiring fee title to the property should check with the appropriate city or county planning department to verify approved uses.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 69,500.00. However, the actual consideration includes other property which is part of the consideration. (Strike out the above when not applicable)

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantees as an estate by the entirety. And the said grantors do hereby covenant, to and with the said grantees, and their assigns, that they are the owners in fee simple of said premises; that they are free from all incumbrances, except those above set forth, and that they will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, they have hereunto set their hands and seals this 28th day of July 19 87.
Gilbert L. Thompson (SEAL) *Mary J. Thompson* (SEAL)

STATE OF OREGON, County of Klamath) ss. July 19 87.
Personally appeared the above named Gilbert L. Thompson and Mary J. Thompson, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Linda Smith
Notary Public for Oregon.
My commission expires 7/13/89

After recording return to:

Kenneth J. & Eileen J. Reamy
3028 Greystone Dr.

Morgantown, WV 26505

Until a change is requested, all tax statements shall be sent to the following name and address:
SAME - NO CHANGE

From the Office of
WILLIAM L. SISEMORE
First Federal Bldg.
540 Main Street
Klamath Falls, Oregon 97601

State of Oregon, County of Klamath
Recorded 6/28/99, at 11:34 a.m.
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Linda Smith,
County Clerk Fee \$ 30 - HR