

mtc 51978-KR

## WARRANTY DEED - TENANTS BY ENTIRETY

KNOW ALL MEN BY THESE PRESENTS, That KENNETH N. FORDYCE and HAZEL L. FORDYCE, hereinafter called the Grantor, for the consideration hereinafter stated to the grantor paid by RICHARD L. LIGON and JEAN R. LIGON, 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:

Lot 26, Block 1, RAINBOW PARK ON THE WILLIAMSON, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to the following:

1. Liens and assessments, if any, of Rainbow Park-Pine Ridge Special Road District.
2. Rights of the public and of governmental bodies in and to that portion of the premises herein described lying below the high water mark of the Williamson River.
3. Existing power and telephone lines as shown on the recorded plat.
4. A 20 foot building setback line off Royal Coachman Drive, as shown on the recorded plat.
5. Restrictions as shown on the recorded plat of Rainbow Park on the Williamson:  
 "(1). A building setback line and a future public utilities easement as shown on the annexed plat; (2) Any easement or right of ways of record and any further restrictions as shown in the recorded protective covenants."
6. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms and provisions thereof, recorded September 11, 1964 in Volume 356, page 116, Records of Klamath County, Oregon.
7. Reservations, including the terms and provisions thereof, as contained in Land Status Report in Deed from the United States of America to Ruth Allen Barfield, dated May 13, 1958, recorded May 15, 1958 in Book 299, page 394, Deed Records of Klamath County, Oregon.

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 \$26,500.00. 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.

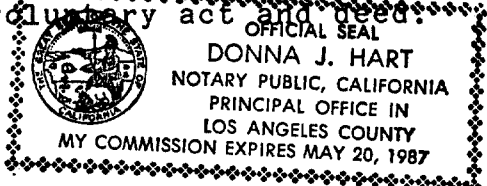
In Witness Whereof, the grantor has executed this instrument this 28 day of August, 1985.

Kenneth N. Fordyce  
KENNETH N. FORDYCE

Hazel I. Fordyce  
HAZEL I. FORDYCE

CALIFORNIA )  
STATE OF ~~OREGON~~ )  
 ) ss.  
County of ~~Klamath~~ )  
Los Angeles )

On this 28th day of August, 1985, personally appeared the above named Kenneth N. Fordyce and Hazel I. Fordyce, and acknowledged the foregoing instrument to be their voluntary act and deed.



Donna J. Hart  
NOTARY PUBLIC for ~~OREGON~~ California  
My Commission expires: 5-20-87

Grantor's name and address:

Kenneth N. Fordyce  
Hazel I. Fordyce

Grantee's name and address:

Richard L. Ligon  
Jean R. Ligon

After recording return to:

Richard L. Ligon  
Jean R. Ligon

Mail tax statements to:

Richard L. Ligon  
Jean R. Ligon

STATE OF OREGON )  
 ) ss.  
County of Klamath )

for  
recorder's  
use

I certify that the within instrument was received for record on the \_\_\_ day of \_\_\_\_\_, 19\_\_\_, at \_\_\_\_\_ o'clock \_\_\_ M., and recorded in book/reel/volume No. \_\_\_ on page \_\_\_ or as document/fee/file/instrument/microfilm No. \_\_\_\_\_. Record of Deeds of said county.

Name \_\_\_\_\_ Title \_\_\_\_\_

By \_\_\_\_\_

State of Oregon, County of Klamath  
Recorded 11/08/00, at 11:24 a.m.  
In Vol. M00 Page 40530  
**Linda Smith,**  
County Clerk Fee\$ 26.<sup>00</sup>