

200 NOV 22 AM 11:14

MTS 1910-14R

WARRANTY DEED TO CREATE ESTATE OF THE ENTIRETY

Vol M00 Page 422100

This Indenture Witnesseth, THAT CHARLES D. CHEYNE

hereinafter known as grantor, for the consideration hereinafter stated has bargained and sold, and by these presents does grant, bargain, sell and convey unto ED A. NUNES and CRYSTAL L. NUNES

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

The E 1/2 of NE 1/4 of Section 10, Township 40 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

SUBJECT TO: Rights of School District No. 25 to two acres in a square in the Northeast corner thereof granted for School Purposes by instrument recorded in Book 1 at Page 451, Deed Records of Klamath County, Oregon.

As disclosed by the tax roll the premises herein described have been zoned or classified for farm use. At any time said land is disqualified for such use, the property may be subject to additional taxes or penalties and interest.

Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.

Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Basin Improvement District.

Water Right Contract, including the terms and provisions thereof:  
Between: The United States of America  
And: August Schubert and Carl Schubert  
Dated: February 13, 1921  
Recorded: March 18, 1929  
Book: 85  
Page: 439

Code 164 Map 4009-1000 TL 200

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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 165,000.00. 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 grantor does hereby covenant, to and with the said grantees, and their assigns, that he is the owner in fee simple of said premises; that they are free from all incumbrances, and that he will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this day of June 19 92  
(SEAL) Charles D. Cheyne (SEAL)  
(SEAL) (SEAL)

STATE OF OREGON, County of Klamath ) ss. June 19 92  
Personally appeared the above named Charles D. Cheyne

and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

W. Ardene Y. Addington  
Notary Public for Oregon.  
My commission expires 3-22-93

After recording return to:

STATE OF OREGON,

ss.

was re-  
in book  
deeds of

Until a change is requested, all tax statements shall be sent to the following name and address:

affixed.

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

State of Oregon, County of Klamath  
Recorded 11/22/00, at 11:14 a. m. Clerk-Recorder  
In Vol. M00 Page 42210  
Linda Smith,  
County Clerk Fee \$ 21.00 Deputy

21.00