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TODD L. KELLSTROM

STATE OF OREGON,

1

Grantor's Name and Address

DUSTIN ALBERT GARRISON, et ux

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

First American Title Co.

422 Main Street

Klamath Falls, OR 97601

Until requested otherwise, send all tax statements to (Name, Address, Zip):

Mr. and Mrs. Dustin Garrison

544 Conger Avenue

Klamath Falls, OR 97601

SPACE RESERVED
FOR
RECORDER'S USE

State of Oregon, County of Klamath

Recorded 08/16/2002 3:03 p.m.

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Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

WARRANTY DEED - GRANTEES AS TENANTS BY ENTIRETY

KNOW ALL BY THESE PRESENTS that TODD L. KELLSTROM

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by DUSTIN ALBERT GARRISON and CHRISTINA LOUISE GARRISON

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 in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

Parcel 1 of Klamath County Partition 6-92, located in Lot 8, Section 32, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

Subject, however, to the following:

See Exhibit 1, attached hereto, and by this reference incorporated herein.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto the 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 (if no exceptions, so state): except reservations, restrictions, rights-of-way, easements of record, and those apparent upon the land,

and that grantor will warrant and forever defend the 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 \$ 64,516.67. ~~It is hereby acknowledged that the consideration consists of no other property or value given or promised which is part of the whole (indicate which) consideration.~~ (The sentence between the symbols ®, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument this 16th day of August, 2002 if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

[Signature]

TODD L. KELLSTROM

STATE OF OREGON, County of Klamath) ss.

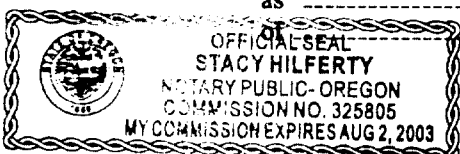
This instrument was acknowledged before me on August 16, 2002

by TODD L. KELLSTROM

This instrument was acknowledged before me on _____, 19____,

by _____

as _____



Notary Public for Oregon

My commission expires 08-03

EXHIBIT 1

1. Rights of Way and Easement for sewer line, including the terms and provisions thereof,
Recorded: July 22, 1929 in Volume 87 page 466, Deed records of Klamath County,
Oregon.
From: The California Oregon Power Company
To: The City of Klamath Falls
2. Right to all underground water under said property, including the terms and provisions thereof,
Dated: July 14, 1950
Recorded: July 17, 1950 in Volume 240 page 265, Deed records of Klamath County,
Oregon.
From: The California Oregon Power Company, a corporation
To: Oregon Water Corporation
3. Reservations and restrictions, including the terms and provisions thereof,
Dated: June 20, 1951
Recorded: July 17, 1951 in Volume 248 page 441, Deed records of Klamath County,
Oregon.
From: The California Oregon Power Company, a corporation
To: Lyle Kellstrom and Betty J. Kellstrom, husband and wife
As follows: "Grantor specifically retains and reserved from this conveyance any rights of said property to irrigation, or other water, from the Ankeny ditch or canal, and reserved a right of way for electric distribution lines and facilities as now in place over, said property together with the ownership of such lines and facilities, and a right of way for the water line across said property as now existing, together with the ownership of said facilities, and right to enter upon said premises for the purpose of maintaining, replacing or removing all of said facilities."
4. Easement, including the terms and provisions thereof,
Dated: October 25, 1960
Recorded: April 13, 1961 in Volume 328 page 536, Deed records of Klamath County,
Oregon.
From: Lyle Kellstrom and Betty J. Kellstrom, husband and wife
To: City of Klamath Falls, Oregon
For ingress and egress to construct a sewer line and to make repairs and maintain said sewer.
5. Agreement, establishing boundary lines, including the terms and provisions thereof,
Dated: June 10, 1968
Recorded: June 19, 1968 in Volume M68 page 5385, Deed records of Klamath County,
Oregon.
Between: Herbert C. LeSueur and Mary Louise LeSueur, husband and wife, first parties;
Howard Barnhisel and Maybelle E. Barnhisel, husband and wife, second parties
and Lyle Kellstrom and Betty J. Kellstrom, husband and wife, third parties.