

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT CECIL A. LOW, JR. and JO ANN C. LOW, 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 TERRY G. STEWARD and MARY H. STEWARD,

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

A tract of land situated in Government Lot 3, Section 7, Township 35 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at an iron pin from which the North quarter corner of said Section 7 bears North a distance of 400.0 feet and East a distance of 319.1 feet; thence South a distance of 98.0 feet to an iron pin; thence West parallel with the North boundary of said Section 7 a distance of 261.8 feet to an iron pin on the East boundary of State Highway 427; thence North 00°41' West along the East boundary of State Highway 427 a distance of 98.0 feet; thence East parallel with the North boundary of said Section 7 a distance of 263.0 feet more or less to the point of beginning.

TOGETHER WITH a 1979 Titan Mobile Home, ID #409208DS3579, Title No. 7834921666.

SUBJECT TO: Taxes for 1987-88 which are now a lien but not yet payable; Reservations and restrictions contained in Land Status Report, recorded December 3,

1958, in Vol. 307 at page 179, Deed Records of Klamath County, Oregon; Agreement to The California Oregon Power Company, relative to the raising and/or lowering of the waters of Upper Klamath Lake, recorded May 11, 1925, in Vol. M65 at page 579, Deed Records of Klamath County, Oregon; Rights of the public to ingress and egress over and across the herein-described property as disclosed by deeds recorded May 6, 1970, in Vol. M79 at page 3599, and recorded Oct. 5, 1970, in Vol. M70 at page 8882, Deed Records of Klamath County, Oregon; Reservations, restrictions, easements and rights of way of record and those apparent on the land, if any.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 45,000.00
~~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 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 25th day of August 19 87.

Cecil A. Low Jr. (SEAL) _____ (SEAL)
Jo Ann C. Low (SEAL) _____ (SEAL)

STATE OF OREGON, County of Klamath ss. September 3, 19 87
 Personally appeared the above named Cecil A. Low, Jr. and Jo Ann C. Low, husband and wife.

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

Before me:

Dusan C. Creel
 Notary Public for Oregon.
 My commission expires 6-21-88

After recording return to:

Terry & Mary Steward
245 Telman Cr. Rd #11
Ashland, OR 97520

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

Same

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

State of Oregon, County of Klamath
 Recorded 09/12/03 3:05 p. m
 Vol M03 Pg 68079
 Linda Smith, County Clerk
 Fee \$ 2.00 # of Pgs 1

County officed.

by Clerk-Recorder

Deputy

21X