

# RECORDING COVER SHEET

WTC-61839 KR

## FOR LIENS, PER ORS 205.234

THIS COVER SHEET HAS BEEN PREPARED BY THE PERSON PRESENTING THE ATTACHED INSTRUMENT FOR RECORDING. ANY ERRORS IN THIS COVER SHEET DO NOT AFFECT THE TRANSACTION(S) CONTAINED IN THE INSTRUMENT ITSELF.

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### AFTER RECORDING RETURN TO

name and address of the person authorized to receive the instrument after recording, as required by ORS 205.180(4) and ORS 205.238.

State of Oregon, County of Klamath

Recorded 11/17/03 11:03 a m

Vol M03 Pg 84738-39

Linda Smith, County Clerk

Fee \$ 26<sup>00</sup> # of Pgs 2

PAUL PIERSON, ATTORNEY

16210 E HOFFELDT LANE

BROOKINGS OR 97415

'03 NOV 17 AM 11:03

#### 1. NAME(S) OF THE TRANSACTION(S), described in the attached instrument and required by ORS 205.234(a).

Note: Transaction as defined by ORS 205.010 "means any action required or permitted by law to be recorded including, but not limited to, any transfer, encumbrance or release affecting title to or an interest in real property."

WARRANTY DEED

#### 2. DIRECT PARTY, name(s) of the person(s) described in ORS 205.125(1)(b).

AMY G. ESLINGER

#### 3. INDIRECT PARTY, name(s) of the person(s) described in ORS 205.125(1)(a).

HARRY L. CHILDERS and SANDI K. CHILDERS, husband and wife

#### 4. FULL OR PARTIAL SATISFACTION, IF ANY, OF THE LIEN CLAIM CREATED BY THE ORDER or WARRANT, for instruments to be recorded in County Clerk Lien Records, reference ORS 205.125(1)(e).

N/A

#### 5. THE AMOUNT OF THE CIVIL PENALTY OR THE AMOUNT, INCLUDING PENALTIES, INTEREST AND OTHER CHARGES, FOR WHICH THE WARRANT, ORDER OR JUDGMENT WAS ISSUED, for instruments to be recorded in County Clerk Lien Records, reference ORS 205.125(1)(c) and ORS 18.325.

N/A

26.10 am

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

THIS INDENTURE WITNESSETH, that Amy G. Eslinger, hereinafter known as Grantor, for the consideration hereinafter stated, has bargained and sold, and by these presents does grant, bargain, sell and convey unto Larry L. Childers and Sandi K. Childers, husband and wife, hereinafter known as Grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

That portion of the W1/2 of the SW1/4 that lies South of Cherrywood Lane, a platted Road of Juniper Acres in Section 35, Township 35 South, Range 10 East of the Willamette Meridian, Klamath County.

SUBJECT TO: Easements, rights of way of record and those apparent on the land; real property taxes for the year 1996-97 which are a lien but not yet due and payable.

Account No. 3510-035CO-0900 - Key No. 273956 - Code No. 008

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$65,000.00. However, the actual consideration includes other property which is part of the consideration.

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 she is the owner in fee simple of said premises; that they are free from all encumbrances, and that she will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

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.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 14th day of August, 1996.

Amy G. Eslinger *Amy G. Eslinger*



By *Linda J. Epperson* her attorney in fact.  
Linda J. Epperson,  
her attorney in fact

STATE OF OREGON )  
County of Klamath ) SS Dated: 8/6, 1996.

Personally appeared the above named Linda J. Epperson, who, being duly sworn, did say that she is attorney in fact for Amy G. Eslinger and that she executed the foregoing instrument by authority of and in behalf of said principal; and she acknowledged said instrument to be the act and deed of said principal. Before me:

*Kristi L. Redd*  
Notary Public for Oregon  
My Commission Expires: 11/16/99

After recording return to:  
Paul Pierson, Attorney  
16210 E. Hoffeldt Lane  
Brookings, OR 97415

STATE OF OREGON )  
County of ) SS  
I certify that the within instrument was received for record on the \_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_ o'clock \_\_\_\_ M., and recorded in book \_\_\_\_ on page \_\_\_\_ page \_\_\_\_ Record of Deeds of said county.

Until a change is requested, send all tax statements to:  
NO CHANGE - DENNIS L. COLE, TRUSTEE  
24160 CHERRYWOOD LANE  
SPRAGUE RIVER, OR 97639

WITNESS my hand and seal of County affixed.  
BY \_\_\_\_\_ Deputy