

04 DEC 23 PM 9:57

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

Vol M04 Page 87808

This Indenture Witnesseth, THAT RAY K. CODDINGTON

hereinafter known as grantor , for the consideration hereinafter stated
has bargained and sold, and by these presents do es grant, bargain, sell and convey unto
DENNIS M. CHAMBERS and LINDA V. CHAMBERS,

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

A parcel of land including Lot 4, Block 39 First Addition to the City of Klamath Falls, Oregon, Lot 6 and a portion of Lot 7, Block 17 of EWAUNA HEIGHTS ADDITION to the City of Klamath Falls, Oregon, said parcel being more particularly described as follows: Beginning at the most Northerly corner of said Lot 4, Block 39, First Addition to the City of Klamath Falls, Oregon, said point being on the Southeasterly line of Grant Street; thence South 51°15' East, along the Northeasterly line of said Lot 4 to the most Easterly corner thereof; thence continuing South 51°15' East to a point on the Southeasterly line of Lot 7, Block 17, Ewauna Heights Addition to Klamath Falls, Oregon, said point being North 39°05' East a distance of 34.2 feet from the most Southerly corner of said Lot 7; thence continuing South 39°05' West, along the Southeasterly lines of Lot 7 and Lot 6, Block 17, Ewauna Heights, a distance of 86.6 feet, more or less, to the most Southerly corner of said Lot 6; thence North 50°55' West along the Southwesterly line of said Lot 6, to the Southeasterly line of Grant Street; thence North 39°05' East, along the Southeasterly line of Grant Street a distance of 37.0 feet to the Northerly line of said Lot 6; thence continuing North 38°45' East, along the Southeasterly line of Grant Street a distance of 49.6 feet to the point of beginning.

Subject to: Reservations, restrictions, easements and rights of way of record and those apparent on the land, if any; taxes for fiscal year, 1984-85, which are now a lien but not yet payable; and to a City Lien docketed April 25, 1980, Improvement Unit 272, Card 3, which said City Lien grantees herein expressly assume and agree to pay.

NOTE: 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 34,500.00
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 do es 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, except those above set forth,
and that he will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, he has hereunto set his hand and seal
this 24th day of August 19 84.

(SEAL)

Ray K. Coddington

(SEAL)

(SEAL)

(SEAL)

ARIZONA

STATE OF ~~OREGON~~ County of Pinal) ss. August 27, 19 84
Personally appeared the above named Ray K. Coddington,

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

Before me:

Chadwick Black

Notary Public for ~~Oregon~~ Arizona

My commission expires ~~My Commission Expires January 27, 1986~~

After recording return to:

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

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

State of Oregon, County of Klamath
Recorded 12/23/04 9:57 a.m.
Vol M04 Pg 87808
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1