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WILLIAM L. SISEMORE Attorney at Law 540 Main Street KLAMATH FALLS, ORE. 97601

, 503/882-7229 O.S.B. #70133

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

THIS INDENTURE WITNESSETH, that BURNELL J. HUBERT and MABEL E. HUBERT, hereinafter known as Grantors, for the consideration hereinafter stated, have bargained and sold, and by these presents do grant, bargain, sell and convey unto ROY D. KEETON and TINA J. KEETON, husband and wife, hereinafter known as Grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

> The E1/2 of NW1/4; Government Lots 1, 2 and 3; the NE1/4 of SW1/4 of Section 19, Township 40 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon; the E1/2 of NE1/4 of Section 24, Township 40 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.

Account No. 4013 00000 06700 Account No. 4014 01900 00300 Account No. 4014 01900 00700 Account No. 4014 01900 00600

Subject to statutory powers including powers of assessment, Klamath Project Langell Valley Irrigation District, easement rights of way of record and those apparent on the land, assessment rolls, tax rolls, disclosed property is subject to farms use valuation for tax purposes. If the land becomes disqualified for special assessment under statute additional tax may be levied.

Subject to the terms of the agreements recorded in Volume 202, page 133, Deed Records, Klamath County, Oregon, and Volume 285, page 439, Deed Records, Klamath County, Oregon

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$365,000.00. 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 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, and that they 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. 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 30.390.

IN WITNESS WHEREOF, We have hereunto set our hands and seals on March 31, 1994.

> unell I Helb Burnell J. Hubert

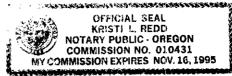
mabel to the

Mabel E. Hubert

Warranty Deed - Page 1

State of Oregon, County of Klamath Recorded 03/17/2005 11:13 a Vol M05 Pg 17468-69

Linda Smith, County Clerk Fee \$ 2600 # of Pgs __# of Pgs <u>__-</u>2



		NOTARY PUBLIC - OREGON COMMISSION NO. 010431 MY COMMISSION EXPIRES NOV. 16, 1995
1	STATE OF OREGON) SS	
2	County of Klamath)	Dated: March 31, 1994
3		ove named Burnell J. Hubert and Mabel E. Hubert nstrument to be their voluntary act and deed.
5		Notary Public for Oregon My Commission Expires: ///6/95
6 7 8	After recording return to: Koy + lina Keeton 146/04 Seft RB Bonunga, OR 97623	STATE OF OREGON) County of) SS I certify that the within instrument was received for record on theday of
9	Until a change is requested, send all tax statements to:	
10	_ Same no change	WITNESS my hand and seal of County affixed BYDeputy
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WILLIAM L. SISEMORE Attorney at Law 540 Main Street KLAMATH FALLS, ORE.

503/882-7229

O.S.B. #70133

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