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mtc-681104

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. 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 30.390.

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

Burnell J. Hubert
Burnell J. Hubert

Mabel E. Hubert
Mabel E. Hubert

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STATE OF OREGON)
) SS
County of Klamath)

Dated: March 31, 1994

Personally appeared the above named Burnell J. Hubert and Mabel E. Hubert and acknowledged the foregoing instrument to be their voluntary act and deed. Before me:

Kristi L. Redd
Notary Public for Oregon
My Commission Expires: 11/16/95

After recording return to:
Loy + Una Keeton
046104 1st Rd
Donanga, OR 97623

Until a change is requested,
send all tax statements to:
Same no change

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 _____ Record of Deeds of said county. WITNESS my hand and seal of County affixed. BY _____ Deputy