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NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



MTC1396-9278

2008-000546

Klamath County, Oregon



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01/14/2008 11:11:00 AM

Fee: \$26.00

SPACE RESEF  
FOR  
RECORDER'S

James E. Hicks  
1060 Hanks Street  
Klamath Falls, OR 97601  
Grantor's Name and Address  
Kerry Maria Hicks  
1060 Hanks Street  
Klamath Falls, OR 97601  
Grantee's Name and Address

After recording, return to (Name, Address, Zip):

James E. Hicks & Kerry Maria Hicks  
1060 Hanks Street  
Klamath Falls, OR 97601

Until requested otherwise, send all tax statements to (Name, Address, Zip):

James E. Hicks & Kerry Maria Hicks  
1060 Hanks Street  
Klamath Falls, OR 97601

## DEED CREATING ESTATE BY THE ENTIRETY

KNOW ALL BY THESE PRESENTS that James E. Hicks

\_\_\_\_\_, hereinafter called grantor,  
the spouse of the grantee hereinafter named, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto  
Kerry Maria Hicks, herein called the grantee,  
an undivided one-half of that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in  
any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO FOR LEGAL DESCRIPTION THAT IS MADE A PART  
HEREOF BY THIS REFERENCE

AMERITITLE has recorded this  
Instrument by request as an accomodation only,  
and has not examined it for regularity and sufficiency  
or as to its effect upon the title to any real property  
that may be described therein.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold an undivided one-half of the above described real property unto the grantee forever.

The above named grantor retains a like undivided one-half of that same real property, and it is the intent and purpose of this  
instrument to create, and there hereby is created, an estate by the entirety between husband and wife as to this real property.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 1.00 <sup>①</sup> However, the  
actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☐ the whole (indicate  
which) consideration. <sup>①</sup> (The sentence between the symbols <sup>①</sup>, if not applicable, should be deleted. See ORS 93.030.)

IN WITNESS WHEREOF, the grantor has executed this instrument on January, 2008

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFER-  
RING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY,  
UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). THIS  
INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS  
INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULA-  
TIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON  
ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPRO-  
PRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED  
USES, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOR-  
EST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE  
RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER CHAPTER 1,  
OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on January, 2008  
by James E. Hicks



Notary Public for Oregon

My commission expires 11/16/2011

26 AMT

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Lot 2 in Block 7 of BUENA VISTA ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

LESS AND EXCEPT a parcel of land situated in the SW1/4 of the SW1/4 of Section 19, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being a portion of Lot 2 of Buena Vista Addition according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, described as follows:

Beginning at the Northeasterly corner of said Lot 2, thence along the Southerly right of way line of Hanks Street South  $47^{\circ} 21' 19''$  West a distance of 21.68 feet; thence leaving said right of way line South  $41^{\circ} 45' 48''$  East a distance of 45.91 feet to a point on the Easterly line of said Lot 2; thence North  $16^{\circ} 38' 57''$  West a distance of 51.07 feet, more or less, to the Point of Beginning, bearings being based on County Survey 5951.