

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

200001

VOL 169 PAGE 372

This Indenture Witnesseth, THAT EDWARD OWEN ROBBINS and VERDIA D. ROBBINS, husband

and wife, hereinafter known as grantors, for the consideration hereinafter stated have bargained and sold by these presents do grant, bargain, sell and convey unto WAYNE F. PETERS and SHIRLEY E. PETERS, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

PARCEL 1: Lot 62 of LAMRON HOMES.

PARCEL 2: A 15 foot strip of land situated in the S $\frac{1}{2}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 11, Township 39 South, Range 9 E.W.M., Klamath County, Oregon, more particularly described as follows:

Beginning at the Southeast corner of Lot 62, LAMRON HOMES SUB-DIVISION, according to the duly recorded plat thereof; thence South 89°56' East a distance of 10.0 feet to the initial point of said subdivision; thence South 0°31' East along the West line of Homedale Road a distance of 15 feet to the South line of said Section 11; thence North 89°56' West along the South line of said Section 11 a distance of 94.5 feet; thence North 0°07' West a distance of 15 feet to the Southwest corner of said Lot 62; thence South 89°56' East along the South line of said Lot 62 a distance of 84.4 feet, more or less, to the point of beginning.

SUBJECT TO: Acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder; Contract and/or lien for irrigation and/or drainage; Easements and rights of way of record and those apparent on the land, if any; Reservations, building restrictions, rights, conditions and easements as shown on the plat and in the dedication of Lamron Homes and as set forth and contained in Declaration of Restrictive Covenants dated July 29, 1958, recorded July 29, 1958, in Vol. 301 at page 380, and dated June 15, 1958, recorded March 19, 1959 in Deed Vol. 310, page 638, Deed Records of Klamath County, Oregon.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 13,500.00
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 grantors do hereby covenant, to and with the said grantees, and their assigns, that they are the owner s in fee simple of said premises; that they are free from all incumbrances, except those above set forth, and that they will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, They have hereunto set their hand s and seal s
this 3d day of January, 1969.

(SEAL) x Edward Owen Robbins (SEAL)

(SEAL) x Verdia D. Robbins (SEAL)

STATE OF OREGON, County of Klamath) ss. January 10, 1969
Personally appeared the above named Edward Owen Robbins and Verdia D. Robbins,
husband and wife,
and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Notary Public for Oregon
My commission expires 5/19/69

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instrument was received for record on the 11th day of January 1969 at 2:50 o'clock P. M. and recorded in book M-69 on page 372. Record of Deeds of said County.

Witness my hand and seal of County affixed.

Wm D. Mills

By Chas. K. Howman County Clerk-Recorder
Deputy

Fee \$1.50

28

From the Office of
GANONG, GANONG & GORDON
First Federal Building
Klamath Falls, Oregon 97601

After recording return to:

First National Bank
P.O. Box 608
City