Ex 8134 TA-6740-Ref

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY 30614 VOL. M69 PAGE 2421

This Indenture Witnesseth, THAT ARTHUR LOUIS BOSTWICK and GERTRUDE F. BOSTWICK, 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 PHILLIP M. HOGAN and ELLEN MAY HOGAN, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

PARCEL 1: That portion of Lot 1 in Block 75 in BUENA VISTA ADDITION to the City of Klamath Falls, Oregon, which is described as follows: Beginning at a point on the Northeasterly line of said lot, which point is 20 feet Southeasterly from the most Northerly corner thereof; thence Southwesterly parallel with the line between Lots 1 and 2 in said block a distance of 80 feet; thence Southeasterly parallel with Oregon Avenue to a point in the Southerly line of said Lot 1; thence Easterly along the Southerly line of said lot to the intersection of said Southerly line with a line parallel with and distant 50 feet Southeasterly from the initial line of this description; thence Northeasterly parallel with the line between said Lots 1 and 2 to the Northeasterly line of said Lot 1; thence Northwesterly along said Northeasterly line to the point of beginning.

PARCEL 2: Commencing at the most Easterly corner of Block 75 of BUENA VISTA ADDITION to the City of Klamath Falls, Oregon; thence Northwesterly along the Southwesterly line of Oregon Avenue a distance of 96.96 feet; thence Southwesterly and parallel with the Northwesterly line of said Block a distance of 80 feet to the true point of beginning of this description, which point is in the Southerly line of said block; thence Northwesterly a distance of 40 feet parallel with Oregon Avenue; thence Southwesterly at right angles to Oregon Avenue a distance of 15 feet; thence Southeasterly parallel with Oregon Avenue to the Southerly line of said block; thence Easterly to the true point of beginning, but reserving unto grantors and their heirs and assigns the perpetual easement and right of way over and upon said described real property for driveway purposes.

SUBJECT TO: An Easement, including the terms and provisions thereof, recorded March 3, 1947, in Deed Book 203, page 116 for a perpetual easement and right of way over and upon said Parcel 2 for driveway purposes.

The true and actual consideration paid for this transfer, stated in terms of dollars, is $ 9,000.00

~~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 owners in fee simple of said premises; that they are free from all incumbrances, except as 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 hands and seals this 2nd day of April 1969.

_____ (SEAL) + Arthur Louis Bostwick (SEAL)

_____ (SEAL) + Gertrude F. Bostwick (SEAL)

STATE OF OREGON, County of Klamath) ss. April 1969

Personally appeared the above named ARTHUR LOUIS BOSTWICK and GERTRUDE F. BOSTWICK, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Mary Bothwell

Notary Public for Oregon.

My commission expires 8-16-69

After recording return to:

1st Fed

540 Main

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

STATE OF OREGON, County of Klamath } ss.

I certify that the within instrument was received for record on the 3rd day of April, 19 69 at 4:06 o'clock P.M., and recorded in book M-69 on page 2421 Record of Deeds of said County.

Witness my hand and seal of County affixed.

Wm D. Milne County Clerk—Recorder

By Donna James Deputy

Fee: $1.50

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