

28-222 MAR 9 11 25 AM 1971

VOL 121 PAGE 1977

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

49532

This Indenture Witnesseth, THAT Joseph McGreevy and Ursula Elfriede McGreevy, husband and wife, hereinafter known as grantors, for the consideration hereinafter stated have bargained and sold, and by these presents do grant, bargain, sell and convey unto Thomas Corbet Sandoe and Luz Maria Sandoe, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

A tract of land situated in the NW $\frac{1}{4}$ of Sec. 12, Twp. 39 S. R. 9 E.W.M., more particularly described as follows:

Beginning at a point on the Easterly line of Oxbow Street, said point being South 23°18'30" West a distance of 180.00 feet from the Northeast corner of Grace Park as shown on the duly recorded plat thereof; thence South 66°41'30" East at rightangles to said Oxbow Street a distance of 120.00 feet; thence South 23°18'30" West parallel with said Oxbow Street a distance of 80.00 feet; thence North 66°41'30" West a distance of 120.00 feet to the Easterly line of said Oxbow Street; thence North 23°18'30" East along said Easterly line of Oxbow Street a distance of 80.00 feet to the point of beginning. Said tract being subject to an eight foot utility easement along the easterly side thereof.

Subject to contract and/or lien for irrigation and/or drainage; acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder; rights of the public in and to any portion of said premises lying within the limits of roads and highways; Declaration of Conditions and Restrictions recorded May 31, 1966 in Deed Vol. M-66 at page 5642; and to rules, regulations and assessments of South Suburban Sanitary District.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$21,000.00. 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 on 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 4th day of March 19 71

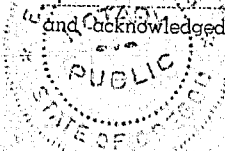
(SEAL)

Joseph McGreevy (SEAL)

(SEAL)

Ursula Elfriede McGreevy (SEAL)

STATE OF OREGON, County of Klamath) ss. March 4, 19 71
Personally appeared the above named Joseph McGreevy and Ursula Elfriede McGreevy, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.



Before me:

E. Marie Owens
Notary Public for Oregon
My commission expires Jan. 27, 1973

After recording return to:

Bruce Owens, Realtor
520 Klamath Ave
City

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 9th day of March 19 71, at 1:23 o'clock A. M., and recorded in book M 71 on page 1977. Record of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne
By Alice C. Lujan County Clerk-Recorder
Deputy
Fee \$1.50

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