

APR 19 9 25 AM 1971

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## WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT Richard W. Augustson and Bonnie E. Augustson, 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 Carl R. Augustson and Thelma L. Augustson, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

A tract of land in Lot 3, Section 18, Township 37 South, Range 9, E. W. M., as follows:

Beginning at the Northwest corner of Lot 41 of First Addition to Algoma; thence South 5°22' East along the West line of said Lot 41, a distance of 267.7 feet to a point; thence South 84°38' West 162.7 feet to a point; thence North 32°46' West 162.7 feet, more or less, to the Southerly boundary of the Dalles-California Highway; thence North 57°14' East along the Southerly boundary of said highway a distance of 267.7 feet to the point of beginning.

Subject to: Rights of the public in and to any portion of said premises lying within the limits of public roads and highways; Perpetual right, privilege and easement to raise and lower water of Klamath Lake, including the terms and provisions thereof, in instrument recorded March 13, 1950, in Deed Volume 91 at page 78; Effect of the provisions in Warranty Deed recorded August 25, 1944, in Deed Volume 168 at page 242.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$10.00 and other good. However, the actual consideration includes other property which is part of the consideration and valuable 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 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 hands and seals this 9th day of April, 1971.

Richard W. Augustson (SEAL) Bonnie E. Augustson (SEAL)

STATE OF OREGON, County of Klamath ) ss. April 15, 1971  
Personally appeared the above named Richard W. Augustson and Bonnie E. Augustson, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.



Before me,  
Roberta L. Negus  
Notary Public for Oregon.  
My commission expires 11-16-73

After recording return to:

CC-1-

STATE OF OREGON,  
County of Klamath ) ss.

I certify that the within instrument was received for record on the 19 day of April 1971, at 9:25 o'clock A. M., and recorded in book M71 on page 3337. Record of Deeds of said County.

Witness my hand and seal of County affixed.

Ma. D. Milne

Fee \$1.50 By [Signature] County Clerk-Recorder  
Deputy

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