

July 21, 1971 1:05 PM

54539

VOL 71 PAGE 7652

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT Kenneth L. McGinnis and Mary L. McGinnis, hereinafter known as grantors, for and in consideration of the sum of husband and wife, -Ten and no-100ths- -Dollars, to them paid, have bargained and sold and by these presents do grant, bargain, sell and convey unto Bob Yuji Sato and Misuye Sato, husband and wife, the following described premises, situated in Klamath County, Oregon, to-wit:

The Northerly 55 feet of the Southerly 111.25 feet of the Northerly 236.25 feet of Government Lot 21 lying Westerly of the Westerly right of way line of State Highway #427, being in Section 6, Twp.35 S. R. 7 E.W.M., said property being bounded on the North by the South line of property conveyed to Earl Hall and Melita Hall by deed recorded January 30, 1959, Vol.309 of Deeds, page 227, and bounded on the South by the North line of property conveyed to Norman T. Hanson by deed recorded July 12, 1965, Vol.363 of Deeds, page 141, records of Klamath County, Oregon;

SUBJECT TO TAXES for fiscal year commencing July 1, 1967, and to Rights of the Federal Government, the State of Oregon, and the general public in that portion of the herein described property lying below the high water line of Upper Klamath Lake; Agreement, including the terms and provisions thereof, between Edwin G. Warner and Euphemia J. Warner, husband and wife, and The California Oregon Power Company, a California corporation, dated Feb. 27, 1924, recorded Feb. 29, 1924, Vol. 64 of Deeds, page 76, records of Klamath County, Oregon; Right of way for transmission line, including the terms and provisions thereof, given by Frank E. Hanson and Florence F. Hanson to The California Oregon Power Company, a California corporation, dated Aug. 4, 1939, recorded Sept. 27, 1939, Vol. 124 of Deeds, page 511, records of Klamath County, Oregon; Right of way for power line, including the terms and provisions thereof, given by F.E. Hanson and F.E. Hanson, as guardian of Florence F. Hanson, his wife, to The California Oregon Power Company, a California corporation, dated Dec. 17, 1940, recorded Jan. 31, 1941, Vol. 135 of Deeds, page 167, records of Klamath County, Oregon.

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 seal this 15 day of August 19 67.

Kenneth L. McGinnis (SEAL)
Mary L. McGinnis (SEAL)
Bob Yuji Sato (SEAL)
Misuye Sato (SEAL)

STATE OF OREGON, County of Klamath) ss. August 15, 19 67
Personally appeared the above named Kenneth L. McGinnis and Mary L. McGinnis, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

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

Before me:

Nate Gannell
Notary Public for Oregon.
My commission expires 9/23/69

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 21st day of July, 19 71, at 1:05 o'clock P.M., and recorded in book M 71 on page 7652 Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE
County Clerk-Recorder.
By *Carey Miller* Deputy

Fee \$ 1.50

Return to:

Bob Yuji Sato
4586 N. Huntington Dr.
Los Angeles, California
90032.