

54616

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WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT S. R. Grossman and Audrey Grossman, husband and wife,

hereinafter known as grantor s, for the consideration hereinafter stated have bargained and sold, and by these presents do grant, bargain, sell and convey unto Wilburn J. Larkin and Opal M. Larkin, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

(14) A portion of Government Lot 28 in Section 3, Township 36 South, Range 7, E. W. M., described as follows:

Beginning at the Southeast corner of said Government Lot 28; thence North along the East line of Government Lot 28 209.0 feet; thence West 134.0 feet, more or less, to the Easterly line of the Dalles-California Highway; thence Southeasterly along said Highway 213.0 feet, more or less, to the South line of said Government Lot 28; thence East along the South line of Government Lot 28 96 feet, more or less, 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; Easement for right of way and for material sites given to State of Oregon by instrument recorded October 28, 1957, in Deed Volume 295 at page 246; any existing easements visible on the ground for roads, pipelines or utilities, to which the property might be subject under provisions of Land Status Report recorded in Deed Volume 307 at page 636; Right of Way for pole line granted to Pacific Power and Light by instrument recorded November 16, 1959 in Deed Volume 317 at page 88; perpetual non-exclusive easement 40 feet in width for ingress and egress as reserved by Gienger Enterprises, Inc., in Deed recorded March 5, 1968 in M-68 at page 1828; and to taxes for fiscal year commencing July 1, 1971, which are now a lien but not yet payable.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$1,000.00. 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 grantor s 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 hands and seal s this 23d day of July, 1971

(SEAL)

S. R. Grossman

(SEAL)

(SEAL)

Audrey Grossman

(SEAL)

STATE OF OREGON, County of Klamath) ss. July 23, 19 71
Personally appeared the above named S. R. Grossman and Audrey Grossman, husband and wife,
and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Guendalyn R. Schlumbohm
Notary Public for Oregon.
My commission expires 7-21-73

After recording return to:

Wilburn Larkin
28 Highland Ave
San Francisco

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 23 day of July, 19 71, at 4:30 o'clock P. M., and recorded in book M-71 on page 743 Record of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

By

Paula Beck

County Clerk—Recorder

Deputy

Fee 1.50

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

7/23/71 4:30 PM

28-1032