

54928

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

VOL. 71 PAGE 8071

This Indenture Witnesseth, THAT Ruth Hagelstein,

hereinafter known as grantor, for the consideration hereinafter stated  
has bargained and sold, and by these presents does grant, bargain, sell and convey unto  
Carl R. Auguston and Thelma L. Auguston  
husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

③ Beginning at a point North 56°30' West 525 feet from the Northeast corner of Lot 4 of Section 18, Township 37 South, Range 9 East of the Willamette Meridian; thence South 23°30' East 321.5 feet; thence North 89°30' West 385 feet; thence North 7°45' West 175 feet; thence North 79°30' East 107 feet; thence North 60°30' East 200 feet to the place of beginning.  
EXCEPTING THEREFROM the West 60 feet (as measured along the North and South lines).

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, as granted to the Pacific Power & Light Company, in instrument recorded March 13, 1950 in Deed Volume 91 at page 78; Easement created by instrument recorded July 13, 1962, in Book 338, page 631, Deed Records in favor of Hal C. Cline, et ux, for rights in well; 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 does hereby covenant, to and with the said grantees, and their assigns, that she is the owner in fee simple of said premises; that they are free from all incumbrances, except those above set forth,  
and that she will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, she has hereunto set her hand and seal  
this 15th day of July, 1971

*Ruth Hagelstein*

(SEAL)

(SEAL)

(SEAL)

(SEAL)

STATE OF OREGON, County of Klamath ) ss. August 2, 1971  
Personally appeared the above named Ruth Hagelstein,

and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me:

*William J. Deserain*  
Notary Public for Oregon.  
My commission expires Oct 8, 1974

After recording return to:

*C.R. Auguston*  
*RT3-Box 1227*  
*Klamath Falls Ore.*

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 2nd day of AUGUST, 1971, at 11:50 o'clock AM., and recorded in book M. 71 on page 8071. Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

By *Ruth Hagelstein* County Clerk—Recorder  
Deputy

FEE \$1.50

11:50 am

28-994

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