

SEP 13 11 18 AM 1971

56308

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WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT WILLIAM L. HOBBS and EVELYN HOBBS, 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 RONALD P. RADON and VELMA L. RADON, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

Beginning at the intersection of the Westerly right of way line of Oregon State Highway #427 and the North line of Lot 15, Section 7, Township 35 South, Range 7 E. W. M.; thence South 0°57' East along the Westerly right of way line of said Highway 600 feet to the point of beginning; thence continuing South 0°57' East 100 feet to a point; thence West 570 feet, more or less, to the shore line of Agency Lake; thence Northerly along said shore line to a point due West of the point of beginning; thence East 535 feet, more or less, to the point of beginning. Being a portion of Lots 15 and 16, Section 7, Township 35 South, Range 7, E. W. M.

Subject to: Taxes for fiscal year commencing July 1, 1971, which are now a lien but not yet payable; Rights of the public and of Governmental bodies in and to that portion of the herein described property lying below the ordinary high water line of Agency Lake; Right of Way to California Oregon Power Co., all recorded in Deed Records of Klamath County, Oregon, as follows: September 27, 1939 in Volume 124 at page 507, recorded September 27, 1939, in Volume 124 at page 509, recorded September 27, 1939, in Volume 124 at page 510; recorded January 3, 1947, in Volume 200 at page 359; Terms and provisions as set forth in Land Status Report, recorded March 30, 1959, in Deed Volume 311 at page 118, Records of Klamath County, Oregon; Easement to Pacific Power and Light Co. recorded July 14, 1961, in Deed Volume 331 at page 46, Records of Klamath County, Oregon.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$6,500.00. 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 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 27th day of August, 1971

(SEAL) William L. Hobbs (SEAL)

(SEAL) Evelyn Hobbs (SEAL)

STATE OF OREGON, County of Klamath) ss. August 31, 1971
Personally appeared the above named William L. Hobbs and Evelyn Hobbs, husband and wife,

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

Before me:

Marion M. Markwardt
Notary Public for Oregon.
My commission expires Apr. 11-1974.

After recording return to:

Ronald Radon
7198 Touloupine Dr.
Goleta Cal, 93017

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 13th day of Sept. 1971, at 11:13 o'clock A.M., and recorded in book M71 on page 9715. Record of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne
By Cynthia Campbell County Clerk-Recorder Deputy

Fee \$1.50

GRAN

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STATE
County
before me