

57562

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

Vol. 71 Page 11024

This Indenture Witnesseth, THAT Bert Larka,

hereinafter known as grantor, for the consideration hereinafter stated has bargained and sold, and by these presents do es grant, bargain, sell and convey unto Warren L. Yaden and Carole J. Yaden, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

A parcel of land situate in Lots 11 and 12, ALTAMONT RANCH TRACTS, as duly platted and filed on August 9, 1910, and being more particularly described as follows:

Commencing at a 3/4 inch iron pipe marking the intersection of the centerlines of Altamont Drive and Anderson Avenue; thence North 00°11'14" East along the centerline of said Altamont Drive, 536.00 feet; thence North 88°46'00" West, 30.00 feet to a 5/8 inch iron pin at the intersection of the South line of Lot 12 and the Westerly right of way line of Altamont Drive; marking the point of beginning for this description; thence continuing North 88°46'00" West along said South line of Lot 12, 663.90 feet to a 5/8 inch iron pin marking the Southwest corner of said Lot 12; thence North 00°11'14" East along the West line of said Lots 11 and 12, 321.70 feet to a 5/8 inch iron pin; thence South 88°46'00" East, 546.68 feet to a 5/8 inch iron pin; thence North 01°38'30" West, 35.34 feet to a 5/8 inch iron pin; thence South Altamont Drive; thence South 00°11'14" West along said Westerly right of way line, 357.00 feet to the point of beginning.

RESUBDIVISION OF LOTS 25&32
A parcel of land situate in Lots 11 and 12, ALTAMONT RANCH TRACTS, as duly platted and filed on August 9, 1910, and being more particularly described as follows:

Commencing at a 3/4 inch iron pipe marking the intersection of the centerlines of Altamont Drive and Anderson Avenue; thence North 00°11'14" East along the centerline of said Altamont Drive, 536.00 feet; thence North 88°46'00" West, 30.00 feet to a 5/8 inch iron pin at the intersection of the South line of Lot 12 and the Westerly right of way line of Altamont Drive; marking the point of beginning for this description; thence continuing North 00°11'14" East along said right of way line, 115.39 feet to a 5/8 inch iron pin; thence North 81°33'30" West, 115.97 feet to a 5/8 inch iron pin; thence North 01°38'30" West 76.46 feet to a 5/8 inch iron pin; thence North 88°46'00" West, 135.16 feet to a 5/8 inch iron pin; thence South 01°14'00" West, 210.95 feet to a 5/8 inch iron pin; thence South 89°48'46" East, 256.20 feet to the point of beginning.

SUBJECT TO: Taxes for fiscal year commencing July 1, 1971, which are now a lien but not yet payable; Acreage and use limitations under provisions of the United States Statutes and regulations, contracts, easements, water and irrigation rights in connection therewith; Rules, regulations, liens and assessments of South Suburban Sanitary District; Warranty Clearance Easement as set forth in instrument recorded Aug. 18, 1965 in M-65 at page 1031.

However, the actual consideration paid for this transfer, stated in terms of dollars, is \$14,500.00. (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 do es hereby covenant, to and with the said grantees, and their assigns, that he is the owner in fee simple of said premises; that they are free from all incumbrances, except those above set forth, and that he will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, he has hereunto set his hand and seal this 20th day of September 19 71.

(SEAL) Bert Larka (SEAL)

STATE OF OREGON, County of Klamath) ss. Bert Larka, September 20, 19 71

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

TERRENCE E. JENNESS
NOTARY PUBLIC-OREGON
My Commission Expires 7-21-75

Before me:

Terrence E. Jenness
Notary Public for Oregon
My commission expires

After recording return to:

Transamerica
Insur

STATE OF OREGON,
County of Klamath) ss.

I certify that the within instrument was received for record on the 20 day of October 19 71, at 3:38 o'clock P. M., and recorded in book M-71 on page 11024. Record of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne
County Clerk-Recorder
By [Signature] Deputy

Fee 1.50

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

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