

62943

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

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This Indenture Witnesseth, THAT Mike J. Yerkovich and Paul Yerkovich,

hereinafter known as grantors, for the consideration hereinafter stated have bargained and sold, and by these presents do grant, bargain, sell and convey unto James C. Ozburn and Delia I. Ozburn, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

Beginning at the NW corner of that parcel of land conveyed to A. F. Simmons by deed recorded on page 233 of Volume 78 of Deeds, Records of Klamath County, Oregon, said point being 1304 feet East of the NW corner of the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 5, Township 39 S., R. 9, E. W. M.; thence South a distance of 280 feet; thence West a distance of 50 feet; thence South a distance of 100 feet; thence West to East line of property conveyed to Harry R. Jansen, et ux, by deed recorded on page 497 of Volume 42 of Deeds, thence North along the East line of said Jansen property to the North line of said SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 5; thence East to the point of beginning, being a portion of the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 5, Township 39 South, Range 9 East of the Willamette Meridian.

Subject to: Reservations as set forth in deed recorded April 21, 1941, in Deed Volume 137 at page 97, Records of Klamath County, Oregon, as follows: "Subject, however, to any existing rights of way for public utilities, highways, roads and the like."

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$26,000.00. 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 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 stated, 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 31st day of March, 1972

(SEAL) *Paul Yerkovich* (SEAL)(SEAL) *Mike J. Yerkovich* (SEAL)

STATE OF OREGON, County of Klamath) ss. April 7, 1972
Personally appeared the above named Mike J. Yerkovich and Paul Yerkovich,

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

Before me:

LINDA L. PENNEY
Notary Public for Oregon
My commission expires 1-20-76

Linda L. Penney
Notary Public for Oregon
My commission expires 1-20-76

After recording return to:
Mr. & Ms. James C. Ozburn
2344 Lindley Way
Klamath Falls, Ore. 97601

From the Office of
GORDON & SISEMORE
538 Main Street
Klamath Falls, Oregon 97601

STATE OF OREGON,
County of Klamath) ss.

I certify that the within instrument was received for record on the 10 day of APRIL 1972, at 3:24 o'clock PM., and recorded in book M-72 on page 3734 Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

By *Wm. D. Milne* County Clerk-Recorder
Deputy

FEE \$2.00

APR 10 13 24 PM 1972