

98-2704 34502

Vol. <sup>m</sup> 71 Page 5595

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT LARRY E. PEACORE and CAROLYN F. PEACORE,

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

JULIO L. SARI and MARIE E. SARI,

husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

(1) That portion of Lot 1 in Block 3 MIDLAND HILLS ESTATES described as follows:

Beginning at the Southeast corner of said Lot 1; thence South 89°56'19" West along the South line of said Lot 1, 233 feet; thence North 157.5 feet to the true point of beginning; thence West 140 feet, more or less, to the Easterly line of First Street; thence North 20°42'30" East along First Street 195.26 feet, more or less, to the intersection with the South line of Leach Dr.; thence South 69°17'30" East along Leach Drive 70 feet, more or less, to a point due North of the true point of beginning; thence South 157.5 feet, more or less, to the true point of beginning.

Subject to: Set back provisions as delineated on the recorded plat, 20 feet from front lot line; Utility easements as delineated on the recorded plat along the back being 16 feet in width; Restrictions, building set-back lines and utility easements as set forth on the Plat and in the Dedication of Midland Hills Estates; Declaration of Conditions and Restrictions as set forth in instrument recorded April 29, 1970 in M-70 at page 3339, omitting restrictions herein, if any, based on race, color, religion or national origin.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 24,500.00. 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 seal s this 25<sup>th</sup> day of May, 19 72

(SEAL)

*Larry E. Peacore*

(SEAL)

(SEAL)

*Carolyn F. Peacore*

(SEAL)

STATE OF OREGON, County of Klamath ) ss. May 25, 19 72

Personally appeared the above named Larry E. Peacore and Carolyn F. Peacore,

husband and wife,

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

Before me:

JAMES W. WESLEY

Notary Public for Oregon

My commission expires

*James W. Wesley*  
Notary Public for Oregon  
My commission expires 1-20-76

After recording return to:  
Mr. and Mrs. Julio L. Sari

605 1st Street

Midland, Oregon

STATE OF OREGON,

County of Klamath

ss.

I certify that the within instrument was received for record on the 25 day of May 19 72, at 3:12 o'clock P. M., and recorded in book M72 on page 5595. Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

By *Lucia Quintana* County Clerk—Recorder

Deputy

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

FEE \$2.00

MAY 25 3 12 PM 1972