

A-22869

74741

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## WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT R. J. CARVALHO and HAZEL CARVALHO, 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 LAWRENCE Z. STRANSKE and MARGARET E. STRANSKE, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

A parcel of land situated in the SE $\frac{1}{4}$  of Section 27, Township 36 South, Range 12, E.W.M., more particularly described as follows:

Beginning at a 3/4 inch pipe marking the South quarter corner of said Section 27, said point situated North 89°35'28" West 2633.10 feet from the Southeast corner of said Section 27; thence North 00°28'28" West 893.20 feet to a 5/8 inch iron pin on the West line of the SE $\frac{1}{4}$  of said Section 27; thence East 1364.51 feet to a 5/8 inch iron pin; thence continuing East 30.20 feet; thence South 06°33'10" West 314.58 feet; thence North 89°35'28" West (west by record) 35.81 feet to a 5/8 inch iron pin; thence continuing North 89°35'28" West (west by record) 397.92 feet to a 5/8 inch iron pin; thence South 00°24'32" West (south by record) 590.27 feet to a 5/8 inch iron pin on the South line of the SE $\frac{1}{4}$  of said Section 27; thence North 89°35'28" West (west by record) 913.50 feet to the point of beginning.

EXCEPTING THEREFROM any portion of the herein described property lying within the limits of the Yellow Jacket Springs Road.

The above described parcel contains 22.16 acres, more or less, with bearings based on a solar observation.

SUBJECT TO: Rights of the public in any portion of the herein described premises lying within the limits of any road or highway; Reservations and restrictions contained in Land Status Report recorded Nov. 20, 1958, Vol. 306, page 475, Deed Records of Klamath County, Oregon; Easements and rights of way of record and apparent on the land, if any.

RESERVING unto Grantors all rights in and to minerals lying in or upon the ground.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$6,300.00  
~~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 29th day of March, 1973.

(SEAL)

(SEAL)

(SEAL)

(SEAL)

STATE OF OREGON, County of Klamath ) ss. March 29, 1973.  
 Personally appeared the above named R. J. Carvalho and Hazel Carvalho,  
 husband and wife,

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

Before me:

*Clayton M. Falvey*  
 Notary Public for Oregon.  
 My commission expires Feb. 5, 1977

After recording return to:

*Lawrence Z. Stranske*  
*Beatty, Or. 97621*

From the Office of  
 GANONG, SISEMORE & ZAMSKY  
 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 29th day of March, 1973, at 3:37 o'clock P.M., and recorded in book M73 on page 3654 Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE,

By

FEB \$2.00

*Hazel Carvalho*  
 County Clerk-Recorder  
 Deputy