

78728

Vol. <sup>m</sup> 73 Page 8811

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT <sup>28-5183</sup> ARLENE MCGINNIS,

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  
FRANK P. MONTAGNER and PATRICIA J. MONTAGNER,

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

Beginning at the point of intersection of the line between Lots 1 and 8 of Block 6 in ORIGINAL TOWN OF LINKVILLE, now Klamath Falls, Oregon, with the Westerly line of Third Street; thence Southwesterly at right angles to Third Street 76 feet and 3 inches; thence Southeasterly parallel to Third Street 37 feet; thence Northeasterly at right angles to Third Street 12 feet; thence Southeasterly parallel to Third Street 8 feet; thence Northeasterly at right angles to Third Street 64 feet and 3 inches to Third Street; thence Northwest-erly 45 feet to point of beginning, being a portion of Lots 1 and 2 of said Block 6.

Also known as the Northwesterly 45 feet of the Easterly 64.25 feet and North- westerly 37 feet of the Westerly 2 feet of Lot 1 and the Northwesterly 37 feet of the Easterly 10 feet of Lot 2 in Block 6 in ORIGINAL ADDITION TO KLAMATH FALLS, Klamath County, Oregon.

SUBJECT TO: Easements and rights of way of record or apparent on the land; and to real property taxes for fiscal year 1973-74 which are now a lien but not yet payable.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$17,550.00  
~~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 grantor do es hereby covenant, to and with the said grantees, and their assigns, that she is the owner in fee simple of said premises; that they are free from all incumbrances, except as above stated, and that she will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, she has hereunto set her hand and seal  
this 9th day of July, 1973

(SEAL)

(SEAL)

(SEAL)

(SEAL)

STATE OF OREGON, County of Klamath ) ss. July 9, 1973  
Personally appeared the above named Arlene McGinnis,

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

Marlene T. Addington  
Notary Public for Oregon  
My commission expires 3-21-77

Before me:

*Marlene T. Addington*  
Notary Public for Oregon  
My commission expires 3-21-77

After recording return to:

*Frank P. Montagner*  
212 No. 3rd St.  
Klamath Falls, Oregon 97601

STATE OF OREGON,

County of Klamath

ss.

I certify that the within instrument was re-  
ceived for record on the 10 day of July  
1973, at 2:51 o'clock P.M., and recorded in book  
113 on page 8811. Record of Deeds of  
said County.

Witness my hand and seal of County affixed.

W. D. MUIF

County Clerk-Recorder

By

*Kagel Drazic*

Deputy

FEE \$ 2.00

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