

28-5546

81662

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WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT JAMES E. TRUMBO and JOYCE ANN TRUMBO, 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 WILLIAM LLOYD STAPLES and SALLY MARIE STAPLES, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

All that portion of Lots 1 and 2, Block 1, FIRST ADDITION TO CITY OF KLAMATH FALLS, OREGON, described as follows:

Beginning on the line between Lots 2 and 3 of said Block at a point thereon distant 76 feet from the Northerly line of Cook Street; thence Northeasterly and parallel with Cook Street, 52 feet to the line between Lots 1 and 2 of said Block; thence Northerly on a line at right angles to Upham Street to the Southerly line of said street; thence Westerly along said Southerly line of Upham Street to the most Westerly corner of said Lot 2; thence Southeasterly along the line between Lots 2 and 3 to the point of beginning.

EXCEPTING THEREFROM the following described parcel:

Beginning at a point on the lot line between Lots 2 and 3, Block 1, FIRST ADDITION TO THE CITY OF KLAMATH FALLS, which point is North 51°15' West 137.55 feet from the lot corner of the Northwesterly line of Cook Street, common to said Lots 2 and 3; thence North 38.35 feet, more or less, to a point on the Southerly line of Upham Street; thence West along the South line of Upham Street 46.75 feet, more or less, to the intersection of the lot line between said Lots 2 and 3; thence South 51°15' East along the lot line between said Lots 2 and 3, a distance of 60.36 feet, more or less, to the point of beginning.

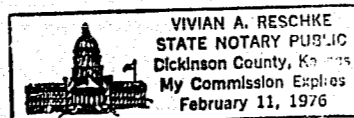
SUBJECT TO: Easements and rights of way of record or apparent on the land, if any; and to real property taxes for fiscal year commencing July 1, 1973, which are now a lien but not yet payable.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 11,750.00
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 21st day of August, 1973.

(SEAL) James E. Trumbo (SEAL)
(SEAL) Joyce Ann Trumbo (SEAL)
KANSAS
STATE OF ~~OREGON~~ County of Dickinson ss. August 30, 1973
Personally appeared the above named James E. Trumbo and Joyce Ann Trumbo, husband and wife,
and acknowledged the foregoing instrument to be their voluntary act and deed.



Before me:

Vivian A. Reschke
Notary Public for ~~Oregon~~ Kansas
My commission expires _____

After recording return to:

W. L. & W. M. William Lloyd Staples
508 Upham
Klamath Falls, Oregon 97601

STATE OF OREGON,
County of KLAMATH } ss.

I certify that the within instrument was received for record on the 19th day of September, 1973, at 3:30 o'clock PM, and recorded in book M-73 on page 12732 Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE County Clerk—Recorder
By Hazel Drayton Deputy

FEE \$ 2.00

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

SEP 19 3 30 PM 1973