

82697

28-5884

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WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY
This Indenture Witnesseth, THAT THEODORE C. LAWSON and MARLYN F. LAWSON,
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
JAMES L. RUST and MATA ANN RUST,
husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

Government Lots 1 and 2 and the South one-half of the Northeast
quarter of Section 2, Township 33 South, Range 13 East of the
Willamette Meridian.

Subject to: Reservations of 50% of all mineral rights, including
the terms and provisions thereof, as set forth in Deed recorded
November 23, 1962, in Book 341 at page 478, from Klamath Lumber &
Box Co., Inc., an Oregon corporation, to Herbert E. Edwards;
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 \$ 14,800.00
~~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 owner s 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 ha ve hereunto set their hand s and seal s
this 26th day of September, 19 73
(SEAL) Theodore C. Lawson (SEAL)
(SEAL) Marlyn F. Lawson (SEAL)
October 12, 19 73

CALIFORNIA
STATE OF OREGON County of Los Angeles) ss.
Personally appeared the above named Theodore C. Lawson and Marlyn F. Lawson, husband
and wife,
and acknowledged the foregoing instrument to be their voluntary act and deed.

OFFICIAL SEAL
PATRICIA A. PIERCE
NOTARY PUBLIC-CALIFORNIA
PRINCIPAL OFFICE IN
LOS ANGELES COUNTY
My Commission Expires Feb. 26, 1977

Before me:
Patricia A. Pierce
Notary Public for Oregon, California
My commission expires 2-26-77

After recording return to:
T/A
alt Marlene

STATE OF OREGON, } ss.
County of Klamath
I certify that the within instrument was re-
ceived for record on the 18th day of October
19 73, at 4:05 o'clock P.M., and recorded in book
1173 on page 14067 Record of Deeds of
said County.

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

Witness my hand and seal of County affixed.
D. D. Milne County Clerk-Recorder
By Hazel Drayton Deputy
Fee 2.00