

84819

## WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT LARRY J. RABB and JEAN RABB, 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

LIONEL B. SIMONSON and JO ANN A. SIMONSON,

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

A parcel of land situate in Block 24, ELDORADO HEIGHTS ADDITION to the City of Klamath Falls, Oregon, and being more particularly described as follows:

All of Lot 17, Block 24, and that portion of Lot 13, Block 24, ELDORADO HEIGHTS ADDITION to the City of Klamath Falls, Oregon, described as beginning at a point on the West right-of-way line of Tiffany Street, said line being also the East line of Lot 13, Block 24, from which the Northeast corner of said Block 24 bears North 0°18' East, 264.00 feet distant; thence North 89°42' West 90.04 feet, more or less, to the Northeast line of Lot 15, Block 24; thence in a Southeasterly direction along the said Northeast line of Lot 15 on a 6°36'40" curve to the right, 47.38 feet, more or less, to the corner common to Lots 13, 15, 16 and 17, according to the apportionment survey of Lot distances in this block along Eldorado Boulevard and filed in the County Surveyor's Office (File #266); thence along the South line of said Lot 13, North 79°44'40" East 64.48 feet, more or less, to the Southeast corner of said Lot 13; thence North 0°18' East 26.27 feet to the point of beginning.

Subject to: Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin as shown on the recorded plat; Easements and rights of way of record or apparent on the land, if any.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 31,700.00  
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 27th day of December, 19 73.

(SEAL)

(SEAL)

STATE OF OREGON, County of Klamath ) ss. December 27, 19 73.  
Personally appeared the above named Larry J. Rabb and Jean Rabb, husband and wife,

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

Before me:

James D. Bocchi  
Notary Public for Oregon.  
My commission expires 10-25-74

After recording return to:  
First Federal Savings & Loan  
540 Main  
City

STATE OF OREGON,  
County of Klamath } ss.

I certify that the within instrument was received for record on the 2nd day of Jan, 1974, at 3:51 o'clock P. M., and recorded in book M74 on page 12. Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

County Clerk-Recorder

FEE \$2.00

Deputy

From the Office of  
GANONG, SISEMORE & ZAMSKY

538 Main Street  
Klamath Falls, Oregon 97601

When a change is requested, all tax statements shall be sent to the following address:

Lionel B. Simonson  
1812 Tiffany  
City

JAN 2 13 51 PM 1974