

A-24022

85728

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WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT DENNIS P. BEGUELIN and JOAN P. BEGUELIN, 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 MELVIN U. GROTE and ELLEN I. GROTE, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

Lot 4 in Block 32 of Fourth Addition to Nimrod River Park, according to the official plat thereof on file in the records of Klamath County, Oregon.

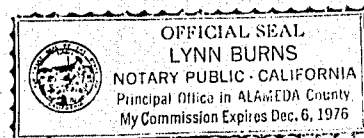
Subject to: Rules, regulations, and assessments of Special Road District Nimrod Park; Reservations and restrictions contained in the dedication of Fourth Addition to Nimrod River Park; Declaration of Restrictions for Fourth Addition to Nimrod River Park, recorded March 13, 1967, in Volume M67, page 1751, Microfilm Records of Klamath County, Oregon; Amendment to Declaration of Restrictions, recorded July 6, 1967, in Volume M67, page 5062, Microfilm Records of Klamath County, Oregon; 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 \$ 3,300.00.
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 11th day of January, 19 74.
Dennis P. Beguelin (SEAL) Joan P. Beguelin (SEAL)
(SEAL) (SEAL)

CALIFORNIA
STATE OF ~~OREGON~~ County of San Joaquin) ss. January 11, 19 74
Personally appeared the above named Dennis P. Beguelin and Joan P. Beguelin,
husband and wife,
and acknowledged the foregoing instrument to be their voluntary act and deed.



Before me:

Lynn Burns
Notary Public for California
My commission expires 12-6-76

After recording return to:

Melvin U. Grote
5521 Fir Circle
La Palma, CA 90620

STATE OF OREGON,
County of KLAMATH) ss.

I certify that the within instrument was received for record on the 5th day of February, 19 74, at 12:22 o'clock P. M., and recorded in book M. 74 on page 1209. Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

County Clerk—Recorder

By James L. Dray

Deputy

FEE \$ 2.00

From the Office of
GANONG, SISEMORE & ZAMSKY538 Main Street
Klamath Falls, Oregon 97601

Until a change is requested, all tax statements shall be sent to the following address: Melvin U. Grote
5521 Fir Circle
La Palma, CA 90620

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