

85942

Vol. 74 Page 2293

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT RAYBURN M. SOUTH and MOZELLE E. SOUTH, 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

RICHARD E. SUBER and DOROTHY M. SUBER,

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

Beginning at a point 190 feet East of the quarter section corner on the West line of Section 18, Township 38 South, Range 9 East of the Willamette Meridian; thence East, 1110.78 feet, more or less, to the Westerly line of the right of way of the main line of the Southern Pacific Company; thence following the Westerly line of said right of way and 50 feet distant at right angles from the center line thereof the following courses and distances: South 8°44' East, 99.66 feet; South 11°28' East, 99.66 feet; South 15°48' East, 99.66 feet; South 19°03' East, 99.66 feet; South 24°00' East, 25.08 feet; thence leaving said right of way West, 788.04 feet, more or less, to the Easterly line of the right of way of that certain spur track of the Southern Pacific Company known as Hanks Spur; thence along the right of way of said Hanks Spur and 100 feet distant at right angles from the center line thereof, North 69°10' West, 460.02 feet, more or less, to the Southeast corner of that certain tract of land more particularly described in deed from the Klamath Development Co. to P. C. Carlson, dated Sept. 18, 1916, recorded Dec. 9, 1916, in Deed Vol. 46 at page 315, Records of Klamath County, Oregon; thence leaving the right of way of said Hanks Spur, North 245.52 feet, more or less, to the point of beginning, being a portion of Lots 2 and 3 of Sec. 18, Twp. 38 S., R. 9, E.W.M.; and also

Beginning at a point on the Northeasterly line of the right of way of that certain spur track of the Southern Pacific Company known as Hanks Spur which is South 56°32' East, 741.84 feet from the quarter section corner on the West line of Sec. 18, Twp. 38 S., R. 9, E.W.M.; thence South 49°03' East, 250.14 feet, more or less, to the Northeasterly line of the right of way of said spur track; thence following the line of said right of way North 66°53' West, 99.66 feet; North 69°10' West, 349.14 feet to the point of beginning, being a portion of Lot 3, Sec. 18, Twp. 38 S., R. 9, E.W.M.

Subject to: Easements and rights of way of record and apparent on the land.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$8,400.00
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 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 9th day of April, 1973

Rayburn M. South (SEAL)
Mozelle E. South (SEAL)
CALIFORNIA ss. April 11, 1973
STATE OF OREGON, County of Shasta ss.
Personally appeared the above named Rayburn M. South and Mozelle E. South,
husband and wife,
and acknowledged the foregoing instrument to be their voluntary act and deed.



Before me:

La Vella R. Lee
Notary Public for Oregon, California
My commission expires June 23, 1976

After recording return to:

Richard E. Suber
323 Upham Klamath Falls

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

STATE OF OREGON, } ss.
County of KLAMATH }

I certify that the within instrument was received for record on the 12th day of FEBRUARY, 1974, at 11:32 o'clock A.M., and recorded in book M 71 on page 2293 Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE
County Clerk-Recorder
By *Wage C. Drayton* Deputy
FEE \$ 2 00