

9573 A-24277

86814

Vol. 24 Page 3409

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT WILLIAM E. GANTER and BERTHA M. GANTER, 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 V. STEWART and LAURA JEAN STEWART, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

A portion of Block 24 of ELDORADO HEIGHTS in the City of Klamath Falls, Oregon, described as follows:

All of Lot 8 and a portion of Lot 9 particularly described as follows: Beginning at the most Westerly corner of Lot 9; thence South 49°50' East along the Southwesterly boundary of said Lot 9 a distance of 5.0 feet to the beginning of a curve, the radius of which is 756.78 feet and which curve also forms a portion of the Southwesterly boundary of said Lot 9; thence Southeasterly along the arc of the curve of the above said boundary a distance of 32.7 feet. (The long chord bears South 48°36' East, 32.57 feet); thence North 42°38' East along the extended radius of said curve a distance of 110.0 feet to the North-easterly boundary of said Lot 9; thence Northwesterly along said boundary, which follows the arc of a curve, parallel with and 110.0 feet from the curve of the aforesaid Southwesterly boundary, a distance of 37.32 feet to the end of curve. (The long chord bears North 48°36' West, 37.31 feet); thence continuing along said boundary North 49°50' West a distance of 5.0 feet; thence South 40°10' West, 110.0 feet, more or less, to the point of beginning.

SUBJECT TO: Reservations and restrictions contained in the dedication of Eldorado Heights; 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 \$ 22,950.00. 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 have hereunto set their hands and seals this 11th day of March, 19 74

(SEAL) William E. Ganter (SEAL)
(SEAL) Bertha M. Ganter (SEAL)

STATE OF OREGON, County of Klamath) ss. March 12, 19 74
Personally appeared the above named William E. Ganter and Bertha M. Ganter, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Frank J. Ganong
Notary Public for Oregon. February 27, 1975
My commission expires

After recording return to:

137 Federal S/K
540 Main
City

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

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

137 Federal
540 Main - City
K

STATE OF OREGON,

County of KLAMATH } ss.

I certify that the within instrument was received for record on the 11 day of MARCH, 19 74 at 11:58 o'clock A.M., and recorded in book M 74 on page 3409. Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE County Clerk—Recorder
By Harold Drazie Deputy
FEE \$ 2.00