

A-24885 01-09710

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

92885

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This Indenture Witnesseth, THAT THOMAS B. ZUVICH and NORMA LEE ZUVICH,

hereinafter known as grantors, for the consideration hereinafter stated have bargained and sold, and by these presents do

RICHARD K. MAGNUSON and LORETTA A. MAGNUSON,

husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit: All of Lot 19 and that portion of Lot 20, Summers Heights Subdivision, all in the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 14, Township 39 South, Range 9 East of the Willamette Meridian, more particularly described as follows: Beginning at the Southwest corner of said Lot 20; thence North 0°16' East along the Westerly line of said Lot 20, a distance of 69.50 feet to a one-half inch iron pin; thence South 68°47' East, a distance of 171.33 feet to a one-half inch iron pin on the Easterly line of said Lot 20; thence South 0°16' West along the Easterly line of said Lot 20 a distance of 9.00 feet to the Southeast corner of Lot 20; thence North 89°27' West along the Southerly line of said Lot 20 a distance of 160.00 feet to the point of beginning.

SUBJECT TO: Taxes for the current fiscal year 1974-75 which are now a lien but not yet payable; Easements and Rights of Way of record and those apparent on the land, if any; Liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, contracts, easements, water and irrigation rights in connection therewith; Rules, regulations and assessments of South Suburban Sanitary District; Agreement between Everett R. Dennis et al and Fred Peterson et al, recorded July 11, 1950, in Deed Volume 240, page 150, Records of Klamath County, Oregon; Reservations and restrictions in the dedication of Summers Heights, as follows: "...hereby grant public easements over all lots for future sewers or utilities when and where needed for public health and welfare (along property lines where feasible)."

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 35,900.00.
(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 set out, and that they will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, grantors ha ve hereunto set their hand^s and seal^s this 30th day of August 19 74

(SEAL) Thomas B. Zuvich (SEAL)

(SEAL) Norma Lee Zuvich (SEAL)

STATE OF OREGON, County of Klamath) ss. September 5, 19 74

Personally appeared the above named THOMAS B. ZUVICH AND NORMA LEE ZUVICH and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:
Paul L. Ganong
Notary Public for Oregon
My commission expires February 27, 1975

After recording return to:
First Federal S & L
540 Main St

Until a change is requested, all tax statements shall be sent to the following name and address:
First Federal Savings & Loan Assn.
540 Main
Klamath Falls, Oregon 97601

STATE OF OREGON,
County of Klamath) ss.

I certify that the within instrument was received for record on the 11 day of Sept. 1974, at 10:01 o'clock P. M., and recorded in book M-74 on page 12078. Record of Deeds of said County.

Witness my hand and seal of County affixed
Wm. D. Milne

From the Office of
GANONG & GISEMORE
599 Main Street
Klamath Falls, Oregon 97601

By Deputy
2.00