

DI-05752 28-8019 94422

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

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This Indenture Witnesseth, THAT RUTH G. BLACK,

hereinafter known as grantor, for the consideration hereinafter stated has bargained and sold, and by these presents does grant, bargain, sell and convey unto BENJAMIN F. BALME and LENOR K. BALME,

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

Beginning at an iron pin which lies West along the Section line a distance of 1398.6 feet and North 44°30' West a distance of 784.9 feet from the iron pin which marks the quarter section corner to Sections 1 and 12, Township 38 South, Range 8 East of the Willamette Meridian in Klamath County, Oregon, and running thence:  
North 7°00' East a distance of 136.8 feet to an iron pin; thence  
North 74°28' West a distance of 180.3 feet to an iron pin; thence  
South 21°28' West a distance of 152.2 feet to an iron pin; thence  
South 14°02' East a distance of 62.4 feet to an iron pin; thence  
South 76°08' East a distance of 121.15 feet to an iron pin; thence  
North 89°41' East a distance of 58.8 feet to an iron pin; thence  
North 24°30' East a distance of 51.7 feet, more or less, to the point of beginning, said tract in Government Lot 3, Section 1, Township 38 South, Range 8 East of the Willamette Meridian, in Klamath County, Oregon,

SUBJECT TO: Reservations and Restrictions in Deed from B.E. Eels, et ux., to L.W. Soukup, et ux., recorded August 2, 1945 in Book 178 at page 296, and also in Deed from same grantors to Neil F. Black, et ux., recorded February 8, 1955 in Book 272 at page 207, Deed Records of Klamath County, Oregon, and to easements and rights of way of record or apparent on the land.

Grantor Reserves Possession to and including April 30, 1975.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 75,000.00.  
~~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 grantor does hereby covenant, to and with the said grantees, and their assigns, that she is the owner in fee simple of said premises; that they are free from all incumbrances, except as above set forth, and that she will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, She has hereunto set her hand and seal  
this 28th day of October 19 74.

(SEAL) Ruth G. Black (SEAL)

(SEAL) (SEAL)

STATE OF OREGON, County of Klamath, ss. October 28, 19 74  
Personally appeared the above named RUTH G. BLACK,

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

Before me:

Carl V. McDonald  
Notary Public for Oregon.  
My commission expires April 4, 1975

After recording return to:  
Ganong & Sisemore  
540 Main Street

STATE OF OREGON,  
County of Klamath } ss.

I certify that the within instrument was received for record on the 31 day of OCTOBER 1974 at 4:18 o'clock P. M. and recorded in book M 74 on page 14174 Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

County Clerk—Recorder

By Alfred Dragic Deputy  
FEE \$ 2.00

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