

96766

Vol. 25 Page 884

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT ²⁸⁻⁸²⁵⁷ HOWARD C. BYBEE and SUZANNE P. BYBEE, husbandand 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
STEVE R. DUMONT and LINDA D. DUMONT,

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

A portion of the SW $\frac{1}{4}$ NW $\frac{1}{4}$ in Section 14, T. 39 South, Range 9 East of the Willamette Meridian, being more particularly described as follows: Beginning at the Northeast corner of the recorded plat of Summer Heights; thence due South 138.55 feet to the true point of beginning of this description; thence continuing South 46.05 feet; thence South 37°18' East 73.35 feet; thence North 65°33½' East 125 feet; thence North 14°15½' West 88.5 feet; thence South 76°26' West 140.4 feet to the true point of beginning.

EXCEPTING that portion deeded for South Etna Street in Book M-71 at page 8160 Microfilm Records, more particularly described as follows: Beginning at the Northeast corner of Summer Heights Subdivision; thence South along Summers Heights Subdivision 138.55 feet to the true point of beginning; thence South along Summers Heights Subdivision 46.05 feet; thence South 37°18' East 73.35 feet; thence North 65°33½' East 51.29 feet; thence North 37°18' West 109.14 feet; thence North 2.39 feet; thence South 76°26' West 25.72 feet to the point of beginning.

SUBJECT TO: Easements and rights of way of record and those apparent on the land, if any; Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Klamath Irrigation District; Regulations, including levies, liens, assessments, rights of way and easements of South Suburban Sanitary District; Conditions and restrictions, but omitting restrictions, if any, based on race, color, religion, or national origin, imposed by instrument, including the terms thereof, recorded July 11, 1950, at page 150 in Volume 240; Reservations contained in deeds from Everett R. Dennis et ux., to Vernon G. Howard, et ux., recorded in Vol. 244 at page 560 and in Vol. 257 at page 229, Deed Records of Klamath County, Oregon.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$22,900.00.
~~However, the actual consideration paid for this transfer, stated in terms of dollars, is \$22,900.00.~~
(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 owners 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 have hereunto set their hands and seals
this 17th day of January 1975

Suzanne P. Bybee (SEAL) Howard C. Bybee (SEAL)
Suzanne P. Bybee (SEAL) By Suzanne P. Bybee (SEAL)
attorney-in-fact

STATE OF OREGON, County of Klamath) ss. January 17, 1975
Personally appeared the above named SUZANNE P. BYBEE

and acknowledged the foregoing instrument to be ~~her~~ her voluntary act and deed.
Before me:

Bernice D. Knapp
Notary Public for Oregon.
My commission expires 3-13-76

After recording return to:

Ganong & Sisemore
540 Main
Klamath Falls, Oregon 97601

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

Department of Veterans' Affairs
General Services Bldg.
Salem, Oregon 97310

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

STATE OF OREGON,

County of _____

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book _____ on page _____ Record of Deeds of said County.

Witness my hand and seal of County affixed.

County Clerk—Recorder

By _____ Deputy

FORM No. 159—ACKNOWLEDGMENT BY ATTORNEY-IN-FACT.

STATE OF OREGON,

County of Klamath

ss.

On this the 20th day of January, 1975, personally appeared
 SUZANNE P. BYBEE
 who, being duly sworn (or affirmed), did say that s. he is the attorney in fact for
 HOWARD C. BYBEE
 and that s. he executed the foregoing instrument by authority of and in behalf of said principal; and s. he acknowl-
 edged said instrument to be the act and deed of said principal.

(Official Seal)

Before me:

Bernice D. Knapp
 (Signature)

Notary Public for Oregon

(Title of Officer)

My commission expires:
3-13-76

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of TRANSAMERICA TITLE INS. CO
 this 20th day of January A. D. 19 75 at 3:50 o'clock P. M., and
 duly recorded in Vol. M 75, of DEEDS on Page 884

FEE \$ 4.00

Wm D. MILNE, County Clerk

By *Hazel Dray*