

Vol. ^M 77 Page 14546

WARRANTY DEED TO CREATE
ESTATE BY THE ENTIRETY

THIS INDENTURE WITNESSETH, that THEODORE STANKE and MILDRED STANKE, 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 WILLIAM F. PRICE and PHYLLIS E. PRICE, husband and wife, hereinafter known as Grantees, the following described premises, situated in Klamath County, Oregon, to wit:

Lot 4 and the Northerly 30 feet of Lot 5, in Block 46, HILLSIDE ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM the Northwesterly 10 feet of said Lot 4.

ALSO EXCEPTING THEREFROM the Southwesterly 20 feet of said Lots 4 and 5 which was conveyed to Klamath County by deed recorded August 12, 1926, in Volume 72, page 229, Deed Records of Klamath County, Oregon.

SUBJECT TO: Taxes for fiscal year 1977-78 which are now a lien but not yet payable; Sewer use charges, if any, due to the City of Klamath Falls, Oregon; Reservations, restrictions, easements and rights of way of record and those apparent on the land, if any.

CONVEYANCE OF HOT WATER WELL: Grantors hereby grant to Grantees all of Grantors' right, title and interest in and to that certain hot water well located on Lot 5, Block 46, Hillside Addition to Klamath Falls, from the SE corner of Lot 4, South 21° 14' East 48.47 feet; and South 68° 46' West 2.58 feet, said well being more specifically located on "Map of Survey of portion of Lots 4 and 5, Block 46, Hillside Addition to Klamath Falls, Oregon," surveyed for W. F. Price by Albert Gastaldi,

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Registered Professional Land Surveyor, and recorded in the Klamath County Surveyors Records, a copy of which is attached hereto, marked "Exhibit A," and by this reference incorporated herein.

EASEMENT: Grantors hereby grant to Grantees, their heirs, successors and assigns, a nonexclusive perpetual, appurtenant and transferable easement on a portion of Lot 5 and 6, Block 46, Hillside Addition to Klamath Falls, more particularly described as follows:

Beginning at a $\frac{1}{2}$ " iron pin on the westerly line of Hillside Avenue, from which the northeast corner of said Lot 5 and Block 46, bears N21°14'00"W 30.00 feet, thence from said point of beginning S21°14'00"E along the westerly line of said Hillside Avenue 22.47 feet to a point, thence leaving said westerly line of Hillside Avenue S68°46'00"W 6.58 feet thence N21°14'00"W parallel with said Hillside Avenue 22.47 feet, thence N68°46'00"E 6.58 feet to the point of beginning.

for the purpose of ingress, egress, access to and maintenance of the above conveyed hot water well, and for the further purpose of installing underground water lines from said well to Grantees' portion of Lot 5, said easement having been surveyed and its exact location being specifically plotted in "Map of Survey" attached hereto marked "Exhibit A," and by this reference incorporated herein.

The true and actual consideration paid for this transfer, stated in terms of dollars is \$10,500.00.

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 those above set forth, and that they will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

WARRANTY DEED

Page 2.

14874

IN WITNESS WHEREOF, they have hereunto set their hands
this 11 day of August, 1977.

Theodore Stanke
Theodore Stanke

Mildred Stanke
Mildred Stanke

STATE OF OREGON)
) ss.
County of Klamath)

August 11, 1977.

Personally appeared the above named THEODORE STANKE and
MILDRED STANKE and acknowledged the foregoing instrument to
be their voluntary act and deed.

Before me:

William F. Price
Notary Public for Oregon
My Commission Expires: Oct 24 1978

RETURN TO:

Mr. William F. Price
1430 Patterson
Klamath Falls, Oregon 97601

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

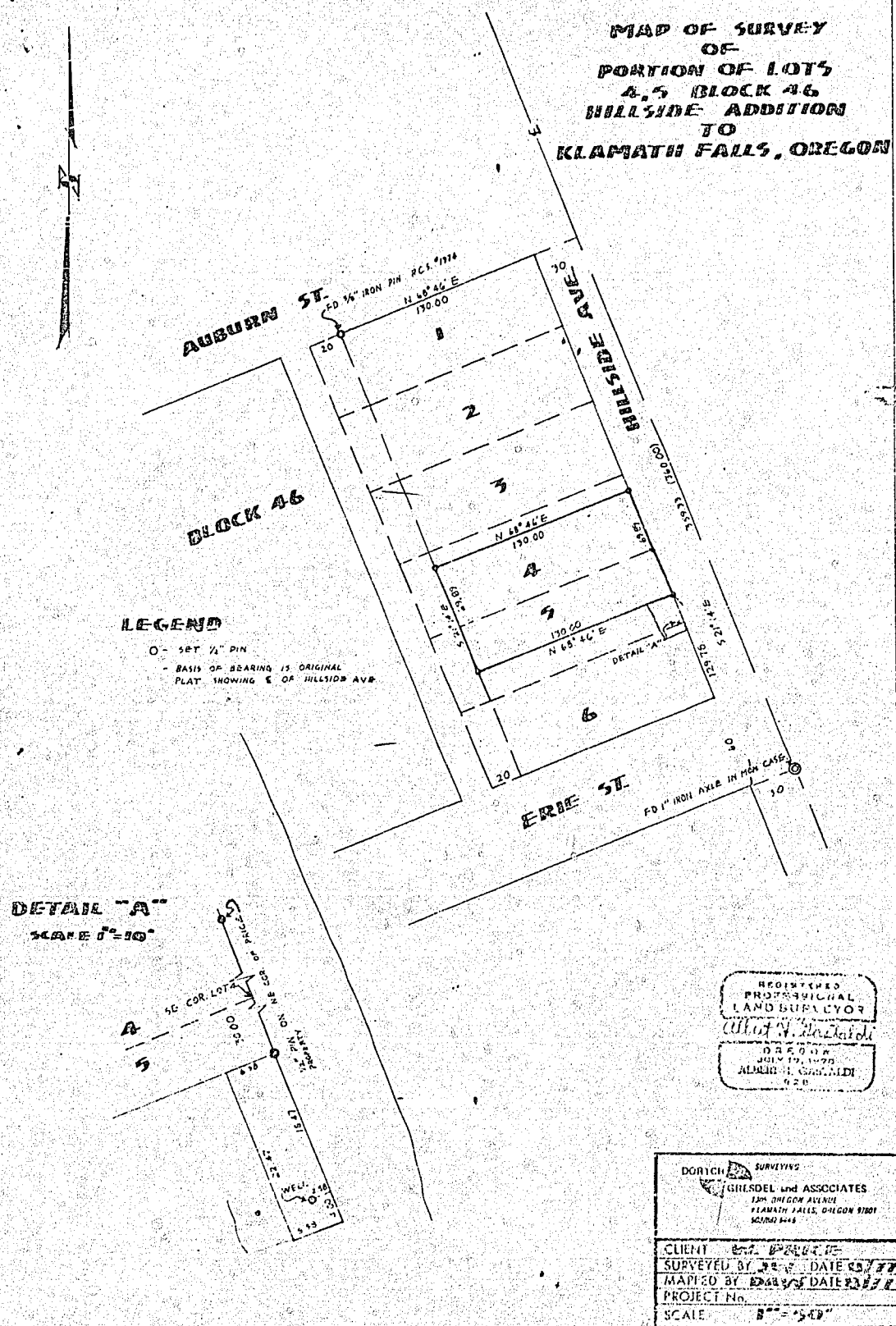
William F. Price
1430 Patterson
Klamath Falls, Oregon 97601

WARRANTY DEED

Page 3.

14649

MAP OF SURVEY
OF
PORTION OF LOTS
4, 5 BLOCK 46
HILLSIDE ADDITION
TO
KLAMATH FALLS, OREGON



"EXHIBIT A"
STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 11th day of
AUGUST A.D., 1977 at 1:39 o'clock P.M., and duly recorded in Vol. M77
of DEEDS on Page 11646

FEE \$ 12.00

WM. D. MILNE, County Clerk

By *W. D. Milne* Deputy