

35356

03-10875

M/T 4120

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

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This Indenture Witnesseth, THAT CHARLES F. JOHNSON and DOROTHY R. JOHNSON,

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 JOSEPH E. BEITLER and CONNIE LOUISE BEITLER,

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

A parcel of land situated in Section 30, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being portions of Block 44, BUENA VISTA ADDITION to the City of Klamath Falls, Oregon, and being more particularly described as follows:

Beginning at a point on the Easterly line of said Block 44, BUENA VISTA ADDITION, from which the Northeast corner of said Block 44 bears North 8°05' West 115.5 feet distant; thence South 85°31' West 82.8 feet to a point; thence South 76°15' West 54.87 feet to a point on the Westerly line of Lot 3; thence North 31°15'20" West along said Westerly line of Lot 3, 65.31 feet to the Northeasterly corner of Lot 6; thence South 58°44'40" West along the Northerly line of said Lot 6, 59.40 feet to a point; thence South 31°15'20" East 197.22 feet to a point; thence North 70°53'25" East 60.76 feet to the Northeasterly corner of Lot 10; thence North 62°14' East 85.30 feet to a point on the Easterly line of Block 44; thence North 8°05' West along said Easterly line of Block 44, 104.5 feet to the point of beginning.

SUBJECT TO: Taxes for fiscal year 1977-1978, which are now a lien but not yet payable; Sewer use charges, if any, due to the City of Klamath Falls, Reservations, restrictions, easements and rights of way of record and those apparent on the land, if any.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 61,500.00
~~However, this amount 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 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.

IN WITNESS WHEREOF, they have hereunto set their hands and seal s this 29th day of August, 1977

(SEAL)

x Charles F. Johnson (SEAL)

(SEAL)

x Dorothy R. Johnson (SEAL)

STATE OF OREGON, County of Klamath) ss. SEPT 16, 1977.

Personally appeared the above named Charles F. Johnson and Dorothy R. Johnson, husband and wife,

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

Before me:

Donald Burt Hamilton
 Notary Public for Oregon.
 My commission expires 3/20/81

After recording return to:

First Fed.
 540 Main

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instrument was received for record on the 8th day of September, 1977, at 11:32 o'clock A.M., and recorded in book M77 on page 16666 Record of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk-Recorder

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

Fee \$3.00 By

Lemetha J. Letcher

Deputy

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