

74328

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

Vol. 79 Page 22513

This Indenture Witnesseth, THAT WALTER GRACE and MARY GRACE, husband and wife, hereinafter known as grantors, for the consideration hereinafter stated ha ve bargained and sold, and by these presents do grant, bargain, sell and convey unto STEPHEN E. ARMANTROUT and PATRICIA A. ARMANTROUT, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

PARCEL 1: Beginning at a point which is 30 feet North and 212 feet East from the the Southwest corner of Lot 29 in Section 14, Township 36 South, Range 12 East of the Willamette Meridian; thence due East along the State Highway, 132 feet; thence due North 132 feet; thence West 116 feet; thence North 198 feet; thence West 16 feet; thence South 330 feet to the point of beginning. EXCEPTING THEREFROM the following: A seven foot strip of land situated in said Lot 29, in the SW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 14, Township 36 South, Range 12 East of the Willamette Meridian, more particularly described as follows: Beginning at an iron pin located North a distance of 30.0 feet and East a distance of 344.0 feet from the iron pipe marking the Southwest corner of said Section 14; thence North a distance of 132.0 feet to an iron pin; thence West a distance of 7.0 feet to an iron pin; thence South a distance of 132.0 feet to an iron pin; thence East a distance of 7.0 feet, more or less, to the point of beginning.

PARCEL 2: Beginning at the Southwest corner of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 14, Township 36 South, Range 12 East of the Willamette Meridian; thence East 228 feet; thence North 162 feet to the place of beginning; thence North 198 feet; thence East 109.4 feet; thence South 198 feet; thence West 109.4 feet to the place of beginning in SW $\frac{1}{4}$ SW $\frac{1}{4}$, Section 14, Township 36 South, Range 12 East of the Willamette Meridian.

SUBJECT TO: Rights of the public in and to any portion of said premises lying within the limits of roads and highways; Reservation of all sub-surface rights except water as reserved in Deed Vol. 304 at page 286, and 304 at page 284; Any existing easements visible on the ground for roads, pipelines or utilities, to which the property might be subject under provisions of Land Status Report recorded in Deed Volume 304 at page 286 and 304 at page 284, Records of Klamath County, Oregon. The true and actual consideration paid for this transfer, stated in terms of dollars, is \$16,495.81. However, the actual consideration includes other property which is part of the consideration. (Strike out the above when not applicable) which is their equity, and also includes personal property

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, this 14th day of June, 1971, they have hereunto set their hands and seals

(SEAL)

(SEAL)

STATE OF OREGON, County of Klamath

Personally appeared the above named

Walter Grace and Mary Grace, husband and wife,

June 29, 1971

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

Thelen D. Isachue

Notary Public for Oregon.

My commission expires 11/25/72

After recording return to:

Steven Patricia A. Armantrout

Sta. Rt. 1 Box 8

Beatty Ore 97621

From the Office of GANONG, GANONG & GORDON

First Federal Building Klamath Falls, Oregon 97601

STATE OF OREGON,

County of Klamath

ss.

I certify that the within instrument was received for record on the 21st day of September 1971, at 11:31 o'clock A. M., and recorded in book M79 on page 22513 Record of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

By Berntha H. Smith County Clerk-Recorder

Deputy

Fee \$3.50