

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT Nettie May Van Buskirk and Gerald F. Van Buskirk,

hereinafter known as grantors, for the consideration hereinafter stated have bargained and sold, and by these presents do grant, bargain, sell and convey unto Chester H. Hamaker and Marie K. Hamaker, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

Lot "C" and the Northerly 40 feet of Lot "D" of the re-subdivision and supplemental plat of Lots 1, 2, 7 and 8 of Block 45 of NICHOLS ADDITION to the City of Klamath Falls, Oregon; and

Beginning at a point on the Westerly line of Lot 5 of Block 45 of NICHOLS ADDITION to Linkville (now City of Klamath Falls) Oregon, 112.14 feet Southerly from the North-westerly corner of said Lot; thence Northeasterly and parallel with High Street 65 feet to the Easterly line of said Lot; thence Northwesterly along the Easterly line of said Lot 25 feet; thence Southwesterly and parallel with High Street, 65 feet to the Westerly line of said Lot 5; thence Southeasterly along the Westerly line of said Lot to the place of beginning.

Also, a portion of Lot 6 in Block 45 in NICHOLS ADDITION to the City of Klamath Falls, Oregon, 70 feet deep, measured on line between Lots 5 and 6 of said Block and the full width of said Lot 6, to-wit: 66.83 feet wide by the Supplemental plat of said Addition, said Tract being further described as follows: Beginning 90 feet Southeasterly along the line between Lots 5 and 6 of said Block 45 from the Southerly line of Washington (formerly Canal) Street; thence Northeasterly at right angles to said line between Lots 5 and 6, 66.83 feet, more or less, to the Easterly line of said Lot 6; thence Southeasterly along said line of Lot 6, 70 feet; thence Southwesterly at right angles to said Easterly line of Lot 6, 66.83 feet, more or less, to the Westerly line of said Lot 6; thence Northwesterly along said Westerly line 70 feet to the place of beginning. TOGETHER WITH an easement for private driveway over and across a strip of land 10 feet wide (measured on Washington Street) and running along the Easterly line of that portion of said Lot 6, Block 45, lying Northerly of the portion herein conveyed. Also, an easement for sewer from the portion of land herein conveyed to connect sewer with the sewer on the portion of Lot 6 aforesaid lying Northerly of the tract herein conveyed.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$55,000.00
~~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 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, and that they will warrant and defend the same from all lawful claims whatsoever.

IN WITNESS WHEREOF, this 25th day of February 1972 they have hereunto set their hands and seals

(SEAL) Nettie May Van Buskirk (SEAL)
(SEAL) Gerald F. Van Buskirk (SEAL)

STATE OF OREGON, County of Klamath) ss. February 28, 1972
Personally appeared the above named Nettie May Van Buskirk and Gerald F. Van Buskirk,

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

Before me:

Frank J. Young
Notary Public for Oregon
My commission expires February 27, 1975

After recording return to:

Hamaker
330 No. 11th
KFO

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 5th day of June 1980, at 9:50 o'clock A. M., and recorded in book M80 on page 10190. Record of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

By Bernice A. Hetch County Clerk-Recorder
Deputy

Fee \$3.50

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