

91593

File # 02032580 Aspen

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WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth,

THAT HARRY PELTZ and MURIEL PELTZ, husband and wife,

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

A piece or parcel of land situate in the S $\frac{1}{2}$ SW $\frac{1}{4}$ of Section 30, Township 39 South, Range 9 East of the Willamette Meridian, more particularly described as follows: Commencing at the point of intersection of the section line marking the Southerly boundary of the said Section 30 with a line parallel with and 50 feet distant at right angles Southeasterly from the center line of the Klamath Falls-Midland section of the Oregon State Highway as the same is now located and constructed, from which point of intersection the Southwesterly corner of the said Section 30 bears South 89°42 $\frac{1}{2}$ ' West 827.1 feet, more or less, distant, and running North 36°49 $\frac{1}{2}$ ' East, along said parallel line 337.62 feet to the true point of beginning of this description; thence North 36°49 $\frac{1}{2}$ ' East, and continuing along said parallel line 200.0 feet; thence South 53°10 $\frac{1}{2}$ ' East 250.0 feet; thence South 36°49 $\frac{1}{2}$ ' West and parallel with said center line of the Klamath Falls-Midland section of the Oregon State Highway 200.0 feet; thence North 53°10 $\frac{1}{2}$ ' West 250.0 feet, more or less, to the said point of beginning.

SUBJECT TO: 1969-70 real property taxes which are now a lien but not yet payable; Acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder; Liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, contracts, easements and water and irrigation rights in connection therewith; Rights of the public in and to any portion of said premises lying within the limits of roads and highways; Easements and rights of way of record and those apparent on the land; by instrument recorded in Volume 43 at page 409, Deed Records of Klamath County, Oregon, Alexander A. Davis accepted the terms and provisions of the Reclamation Extension Act.

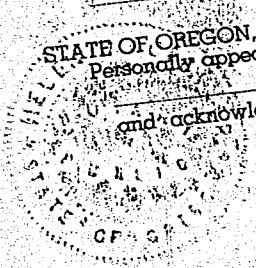
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 37,500.00
~~However, the actual consideration includes other property which is part of the consideration.~~
(Strike out the above when not applicable)

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 owner s 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 hand s and seal s
this 17th day of September, 19 69.

(SEAL) Harry Peltz (SEAL)
(SEAL) Muriel Peltz (SEAL)

STATE OF OREGON, County of Klamath) ss. September 24th 19 69.
Personally appeared the above named Harry Peltz and Muriel Peltz, husband and wife,



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

Before me: Helen D. Buchanan
Notary Public for Oregon.
My commission expires 11/25/72

After recording return to:
Sam Shaw
2915 Hawthorne
Salem, OR 97303

STATE OF OREGON, } ss.
County of Klamath
I certify that the within instrument was received for record on the 19th day of Sept., 1988, at 11:52 o'clock A.M., and recorded in book M88 on page 15415 Record of Deeds of said County.

From the Office of
GANONG, GANONG & GORDON
First Federal Building
Klamath Falls, Oregon 97601

Witness my hand and seal of County affixed.
Evelyn Biehn, County Clerk
By Pauline Mullens County Clerk-Recorder
Deputy

Fee \$8.00

SEP 19 AM 11 52