

86941

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

Vol 789 Page 23530

This Indenture Witnesseth, THAT Theodore Stanke and Mildred T. 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 Richard A. Wells and Diane E. Wells, husband and wife, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

AS SHOWN ON REVERSE SIDE

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 30,000.00. 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 owner s 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, except those above set forth.

IN WITNESS WHEREOF, We have hereunto set our hand s and seal this day of December 19 89

Theodore Stanke (SEAL)

Mildred T. Stanke (SEAL)

STATE OF OREGON, County of Klamath ) ss. December 19 89

Personally appeared the above named

Theodore Stanke and Mildred T. Stanke

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

Before me:

William J. Sisson  
Notary Public for Oregon.  
My commission expires oct 8, 1990

After recording return to:

Richard A. Wells

P.O. Box 1794

Klamath Falls, OR 97601

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

Richard A. Wells

P.O. Box 1794

Klamath Falls, OR 97601

STATE OF OREGON,

County of \_\_\_\_\_ } ss.

I certify that the within instrument was received for record on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in book \_\_\_\_\_ on page \_\_\_\_\_ Record of Deeds of said County.

Witness my hand and seal of County affixed.

County Clerk—Recorder

By \_\_\_\_\_

Deputy

From the Office of  
WILLIAM L. SISEMORE  
First Federal Bldg.  
540 Main Street  
Klamath Falls, Oregon 97601

89 DEC 5 PM 2 35

**PARCEL 1**

Lot B as shown on the Plat of Chiloquin Acres, filed May 21, 1927, in Klamath County, said subdivision was vacated by order signed December 14, 1951, in the County of Klamath, State of Oregon.

23534

**PARCEL 2**

A parcel of real property located in the SW $\frac{1}{4}$  of Section 34, Township 34 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:  
BEGINNING at a 2 inch iron pin being the Northwest corner of the SW $\frac{1}{4}$  of said Section 34; thence South 89° 40' East a distance of 345 feet; thence South 23° 03' East along the West boundary of West Chocktoot Street, a distance of 200 feet, more or less, to the North boundary line of Forest Ave (now vacated); thence Westerly along the North boundary line of the said Forest Ave (now vacated) 410 feet, more or less, to the Southwest corner of Lot 4, Block 1, Chiloquin Acres, vacated; thence Northwesterly along the West line of said vacated Block 1, a distance of 100 feet, more or less, to the West line of Section 34; thence North along the West line of Section 34 to the point of beginning.

Subject, however, to the following:

1. City liens, if any, due the City of Chiloquin.
2. An easement created by instrument, including the terms and provisions thereof,

Dated: December 5, 1966  
Recorded: December 7, 1966 Book: M-66 Page: 12259  
In favor of: Pacific Power and Light Company, a corporation  
For: Electric transmission and power lines over and across subject property

(Affects Parcel 2)

Subject to: Any liens, encumbrances and taxes incurred and owed by the grantees since March 2, 1979.  
Tax Account No. 197986 and 197977

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of William L. Sisemore, Attorney the 5th day of December A.D. 19 89 at 2:35 o'clock P. M., and duly recorded in Vol. M89 of Deeds on Page 23530

FEE \$13.00

Evelyn Blehn County Clerk  
By Bernetha A. Ketch

