23036

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That MARGARET 4. CURTIS and EMMETT CURTIS, husband and wife, hereinafter called the grantors, for the consideration hereinafter stated, to grantors paid by ENGELBERT R. PROBUS and TERESA L. PROBUS, husband and wife, herein-after called the grantees, do hereby grant, bargain, sell and CONVEY unto the said grantops are to parts by the antiparts. convey unto the said grantees, as tenants by the entirety, their heirs and assigns, that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

> A tract of land situated in Government lot 3, being the NW4SW4 of Section 31, Township 37 South, Range 11 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

> Beginning at a point on the North line of said Government lot 3, said point being south 89°55 55'49" East 484.00 feet from the brass cap monument marking East 484.00 feet from the brass cap monument marking the W4 corner of said Section 31; thence South 89°55'49" East 788.18 feet to the Northeast corner of said Government lot 3; thence South 00°31'12" East, along the East line of said Government lot 3, 556.55 feet; thence North 89°57'09" West 792.41 feet; thence North 00°05'06" West 556.84 feet to the point of boginning beginning.

SUBJECT TO: Reservations, restrictions, rights of way of record and those apparent on the land.

TO HAVE AND TO HOLD the same unto the said grantees, as tenants by the entirety, their heirs and assigns forever.

And said grantors hereby covenant to and with said grantees their heirs and assigns, that grantors are lawfully seized in fee simple of the above-granted premises, free from all encumbrances and that grantors will warrant and forever defend the above-granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$25,500.00

WITNESS grantors' hands this 244 day of November, 1978.

Janalit

STATE OF OREGON ss. County of Klamath)

Before me this Jul day of November, 1978, personally appeared the above-named MARGARET M. CURTIS and EMMETT CURTIS, and acknowledged the foregoing instrument to be their voluntary act and deèđ.

ALL The Conting Lend to I 1000 R line 1500 W, Camp Wisdom RD

Pallas, Tx. 7'5.236 STATE OF OREGON: COUNTY OF KLAMATH:

Filed for record at request of _____Klamath First Federal ___ the __ 29th AM., and duly recorded in Vol. _____M90_ _ A.D., 19 <u>90</u> at <u>11:12</u> o'clock ____ of Nov. of . Deeds _ on Page <u>23674</u>

SS.

Notary

\$28.00 FEE

Evelyn Biehn -County Clerk By Queline Mulenda

Oregon

Public for

My Commission Expires: