

33094

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

mtc 25840

This Indenture Witnesseth, THAT THOMAS M. GREGORY and WINONA GREGORY, 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 RICK T. FRABOTTA and TINA M. FRABOTTA, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

Lot 1, DE BIRK HOMES, in the County of Klamath, State of Oregon.

SUBJECT TO: Regulations, including levies, liens and utility assessments of the City of Klamath Falls; Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District; Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District, and as per Ordinance No. 29, recorded in Book M83 at page 8062, and as per Ordinance No. 30, recorded in Book M86 at page 9346; Protective Covenants of "DeBirk Homes" recorded in Book 301 at page 56, modified by an instrument recorded in Book 319 at page 246, Deed Records of Klamath County, Oregon; Easements and rights of way of record and those apparent on the land, if any.

NOTE: 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 persons acquiring fee title to the property should check with the appropriate city or county planning department to verify approved uses. *PTF tny*

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 38,000.00. 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, 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 hands and seals this 20th day of April 19 87.

STATE OF OREGON, County of Klamath

Personally appeared the above named

husband and wife,

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

Before me:

Sandra Handsaker

Notary Public for Oregon.
My commission expires 7-23-89

STATE OF OREGON,

County of Klamath

ss.

After recording return to:

RICK T. FRABOTTA

4020 BARKLEY St

Klamath Falls, OR 97603

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

No Change

I certify that the within instrument was received for record on the 12th day of Aug. 1991, at 11:46 o'clock A. M., and recorded in book M91 on page 15739. Record of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

County Clerk—Recorder

By *Danise G. Mendenhall*

Deputy

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

Fee 428.00