

38925

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

mc 26465 LB Vol 91 Page 26599

This Indenture Witnesseth, THAT JOHN M. BRUCE and EILEEN M. BRUCE, 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

WALTER J. CAREN and JUNE CAREN,

husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

MORE PARTICULARLY DESCRIBED ON EXHIBIT "A" ATTACHED HERETO.

SUBJECT TO: Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways; Rights of the public and of governmental bodies in and to that portion of the premises herein described lying below the high water mark of the Klamath Lake and the ownership of the State of Oregon in and to that portion lying below the usually high water mark thereof; Reservations, restrictions, easements and rights of way of record and those apparent on the land, if any.

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 \$ 117,000.00. However, the actual consideration includes other property which is part of the consideration. (Strike out the above when not applicable)

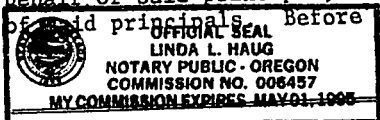
TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantees as an estate by the entirety. And the said grantors do hereby covenant, to and with the said grantees, and their assigns, that they are the owners in fee simple of said premises; that they are free from all incumbrances, 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 December 19 91.

John M. Bruce (SEAL) Eileen M. Bruce (SEAL)  
Caren M. Bruce (SEAL) By William L. Sisemore (SEAL)  
their attorney-in-fact

STATE OF OREGON )  
County of Klamath ) SS

On this 20 day of December, 1991, personally appeared William L. Sisemore who, being duly sworn, did say that he is attorney-in-fact for John M. Bruce and Eileen M. Bruce, husband and wife, and that he executed the foregoing instrument by authority of and in behalf of said principal; and he acknowledged said instrument to be the act and deed of said principals. Before me:



After recording return to:

Walter and June Caren

23544 Santa Clara

Hayward, CA 94541

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

Walter and June Caren

23544 Santa Clara

Hayward, CA 94541

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

JOHN M. BRUCE AND  
EILEEN M. BRUCE (SEAL)  
By William L. Sisemore (SEAL)  
their attorney-in-fact

STATE OF OREGON,

County of Klamath

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

00700

26600

MTC NO: 26665-LB

EXHIBIT "A"  
LEGAL DESCRIPTION

A portion of the NW1/4 NW1/4 of Section 25, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the Northerly line of the Rock Creek Road (Lakeshore Drive), which point is the following courses and distances from the Southwest corner of the NW1/4 NW1/4 of said Section 25; East 245 feet; North 336 feet; North 21 degrees 45' East 56.5 feet; South 70 degrees 33' East, 57.0 feet; South 85 degrees 24' East 123.8 feet; and North 89 degrees 47' East 30.9 feet; thence from said point South 89 degrees 47' 40" West, a distance of 64.36 feet to a 5/8 inch iron pin and the TRUE POINT OF BEGINNING of this description, said point also being the Southwesterly corner of parcel of land conveyed by James E. Hammond et ux to Wilbur D. Throop et ux, by deed dated November 16, 1970 and recorded in Volume M70, page 10282, Microfilm Records of Klamath County, Oregon; thence continuing North 83 degrees 24' 30" West a distance of 105.7 feet to a 3/4 inch iron pipe in a fence line; thence North 23 degrees 12' East a distance of 104.2 feet to an iron rod on the shore line of Upper Klamath Lake; thence South 76 degrees 16' 51" East along said shore line a distance of 99.93 feet to a 5/8 inch iron pin; thence South 21 degrees 28' 41" West along the Westerly line of said Throop parcel a distance of 90.48 feet to the point of beginning.

Bearings based on Survey No. 1507 as filed in the Klamath County Engineers Office.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 20th day of December A.D., 19 91 at 3:44 o'clock P.M., and duly recorded in Vol. M91 of Deed on Page 26599

Evelyn Biehn - County Clerk

By Pauline Mueller

FEE \$ 33.00

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