

54950

WARRANTY DEED TO CREATE ESTATE THE ENTIRETY MTC 28785 KR

Vol. m92 Page 29120

This Indenture Witnesseth, THAT David A. Peterson and Sharon B. Peterson, 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 BRIAN BETZ and DEANNA BETZ

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

SEE ATTACHED EXHIBIT A

SUBJECT TO: Easements, rights of way and agreements of record and those apparent on the land and  
SUBJECT TO: The contract of sale between Robert M. Reed and Mapril J. Reed, as sellers and David A. Peterson and Sharon B. Peterson, as buyers, recorded in M80, page 3587, Microfilm Records, Klamath County, Oregon, which contract the Grantees assume and agree to pay.

Assessor's Account No.13809-29DC - Tax Lot 14100 - Key #369327  
Assessor's Account No.13809-29DC - Tax Lot 14200 - Key #369336

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 \$59,900.00  
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 hands and seal  
this 1st day of May 1989

STATE OF OREGON, County of Klamath ) ss.  
Personally appeared the above named David A. Peterson and Sharon B. Peterson  
and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Andrea Handsaker  
Notary Public for Oregon.  
My commission expires 7-33-89

After recording return to:

Michael A. Grassmuck, Inc., Trustee  
P.O. Box 1783

Klamath Falls, OR 97601  
Medford

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

No change Abopili Prop.  
96-252 Puphole Street  
Wayneville, HI 96797

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

STATE OF OREGON, ) ss.  
County of Klamath

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

## PARCEL 1:

The Westerly 25 feet 9 inches of Lot 2, Block 51, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, and the Southerly 2 feet of the Westerly 25 feet 9 inches of Lot 7, Block 51, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the intersection of the Westerly line of Lot 4 in Block 51, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, with the Northerly line of closed Canal Street on the Easterly line of Ninth Street; thence running Easterly along the Southerly line of Lot 4 and 3 in said Block 51 a distance of 130 feet for the true point of beginning; thence Northwesterly at right angles to closed Canal Street 122 feet; thence Northeasterly parallel with closed Canal Street a distance of 25 feet 9 inches; thence Southeasterly parallel with Ninth Street 122 feet; thence Southwesterly along the Northerly line of closed Canal Street 25 feet 9 inches to the point of beginning.

ALSO beginning at a point from the intersection of the Easterly line of Ninth Street with the Northerly line of closed Canal Street, running Northeasterly along the Southerly line of Lots 4 and 3 in Block 51 of Nichols Addition to the City of Klamath Falls, Oregon, a distance of 130 feet for the true point of beginning; thence Northwesterly at right angles of closed Canal Street a distance of 120 feet; thence Southwesterly parallel with closed Canal Street, 10 feet; thence Southeasterly at right angles of closed Canal Street, 120 feet; thence Northeasterly 10 feet to the place of beginning, being a portion of Lot 3, Block 51, Nichols Addition to the City of Klamath Falls, Oregon.

## PARCEL 2:

Beginning at a point on the Northerly line of Lot 1, Block 51, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, 12.88 feet Easterly from the Northerly corner of Lot 2, said Block 51, running thence Westerly 52.12 feet along the Northerly line of Lots 1 and 2; thence Southerly at right angles 120 feet to Washington Street, formerly Canal Street; thence Easterly along the Northerly line of Washington Street 52.12 feet; thence Northerly at right angles with said Washington Street 120 feet, to the place of beginning.

STATE OF OREGON: COUNTY OF KLAMATH:

ss.

Filed for record at request of Mountain Title co. the 9th day  
of Dec. A.D., 19 92 at 9:39 o'clock A M., and duly recorded in Vol. M92  
of Deeds on Page 29120

FEE \$35.00

Evelyn Biehn County Clerk

By Douglas M. Miller