

59609

MTC 21289

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WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

MTC 1396-6278

This Indenture Witnesseth, THAT LARRY T. SNYDER and SUSAN K. SNYDER

hereinafter known as grantors, for the consideration hereinafter stated
 have bargained and sold, and by these presents do grant, bargain, sell and convey unto
 RUSSELL DEAN SPRINGER and KATHLEEN I. SPRINGER

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

Lot 12B, Lot 11B, EXCEPT that portion conveyed by deed recorded November 30, 1955 in Deed Book 279 at page 379, Deed Records of Klamath County, Oregon, more particularly described as follows: Beginning at the most Easterly corner of said Lot 11B, thence North 17 degrees 30' West along the North-easterly boundary of said Lot 11B, a distance of 175.0 feet; thence South 72 degrees 30' West 65.0 feet; thence South 17 degrees 30' East, 179.91 feet, more or less, to the Southeasterly boundary of said Lot 11B; thence North 68 degrees 11' East 65.11 feet more or less to the point of beginning. ALL IN LAKESHORE GARDENS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3808-025DA-01000 Key #424366

SUBJECT TO: Statutory powers of Lakeshore Drainage District; reservations, restrictions, easements and agreements of record and those apparent on the land.

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 \$ 7,500.00
 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 8th day of May 1989

Larry T. Snyder (SEAL)

Susan K. Snyder (SEAL)

STATE OF OREGON, County of Klamath ss. May 8, 1989
 Personally appeared the above named Larry T. Snyder and Susan K. Snyder

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

Before me:

Pamela Sprance

Notary Public for Oregon.

My commission expires 8-16-92

After recording return to:
RUSSELL & KATHLEEN SPRINGER

878 Lakeshore Drive
Klamath Falls, OR 97601

Until a change is requested, all tax statements shall be sent to the following name and address:
NO CHANGE

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 8th day of April, 1993, at 9:22 o'clock A.M., and recorded in book M93 on page 7216 Record of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

County Clerk-Recorder

By Dan Mullender

Deputy

Fee \$30.00

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

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