

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

THIS INDENTURE WITNESSETH, that Richard O. Varnum, hereinafter known as grantor, for the consideration hereinafter stated, has bargained and sold, and by these presents does grant, bargain, sell and convey unto Ronald J. Mastrogiuseppe and Joy Mastrogiuseppe, husband and wife, the following described premises, situated in Klamath County, Oregon, to-wit:

PARCEL 1: Commencing at a point 308 feet South of the Northeast corner of Section 21, Township 33 South, Range 7 1/2 East of the Willamette Meridian; thence West 200 feet; thence South 90 feet; thence East 200 feet; thence North 90 feet to the place of beginning.

PARCEL 2: Commencing 398 feet South of the Northeast corner of Section 21, Township 33 South, Range 7 1/2 East of the Willamette Meridian, thence 200 feet West; thence South 20 feet; thence East 200 feet; thence North 20 feet, to the place of beginning.

SUBJECT TO: Taxes for 1992-93 which are now a lien but not yet payable; Reservations, including the terms and provisions thereof, as contained in the deed from Daniel Cronemiller and Mary J. Cronemiller, his wife, to F. Larson and R. Newman, dated July 13, 1899, recorded March 13, 1900, in Volume 12 page 599, Deed records of Klamath County, Oregon, as follows: "In case intoxicating liquor is sold on above described land to revert to Makers of this deed of their heirs."

Telephone Line Right of Way Easement, including the terms and provisions thereof from Richard Olney Varnum and Elva Moon Varnum to Telephone Utilities of Eastern Oregon, Inc., an Oregon corporation, dated January 15, 1988, recorded May 23, 1988, in Volume M88 page 7979, Deed records of Klamath County, Oregon.

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 \$50,500.00. However, the actual consideration includes other property which is part of the consideration.

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantees as an estate by the entirety. And the said grantor does hereby covenant, to and with the said grantees, and their assigns, that he is the owner in fee simple of said premises; that they are free from all encumbrances, and that he will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 19th day of October, 1992.

Richard O. Varnum
Richard O. Varnum

STATE OF OREGON)

County of Thult) SS

Dated: October 19, 1992.

Personally appeared the above named Richard O. Varnum and acknowledged the foregoing instrument to be his voluntary act and deed. Before me:

Nancy Breminger
Notary Public for Oregon
My Commission Expires: 5-21-94

After recording return to:
MASTROGIUSEPPE

P.O. BOX 487

FORT KLAMATH OR 97626

until a change is requested,
SAME AS ABOVE

STATE OF OREGON)

County of Klamath) SS

I certify that the within instrument was received for record on the 8th day of April, 19 93, at 3:39 o'clock P m., and recorded in book M93 page 7287 Record of Deeds of said county.

WITNESS my hand and seal of County affixed.

Evelyn Biehn, County Clerk

BY Doreen Muehlenberg Deputy

Fee \$30.00