

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT C. A. WINETROUT, III.

12935

hereinafter known as grantor, for the consideration hereinafter stated has bargained and sold, and by these presents does grant, bargain, sell and convey unto JAMES H. SPURLOCK and MARY ANN SPURLOCK,

husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit: The Northerly 60 feet and the Westerly 150 feet of the Southerly 85.44 feet of Lot E, Subdivision of ENTERPRISE TRACT NO. 24, in NW $\frac{1}{4}$ of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

ALSO starting at the Northwest corner of Section 3, Township 39 South, Range 9 East of the Willamette Meridian; thence South 00°00' East along the Westerly boundary of said Section 3, 826.8 feet, more or less, to its intersection with a line parallel with and 75.0 feet distant at right angles Northeasterly from the center line of the Klamath Falls-Lakeview State Highway, also known as South Sixth Street, as the same is now located and constructed, said parallel line being also the Northerly right of way line of said Highway; thence South 55°52' East along said right of way line 2192.4 feet, more or less, to an iron peg marking the Southwesterly corner of that certain tract of land conveyed to Swan Lake Moulding Company by deed dated May 16, 1968, and recorded in Volume M-68, page 4736 of Klamath County Deed Records from which peg a cross chisled in the concrete sidewalk bears South 34°07' West 10.0 feet; thence North 34°07' East at right angles to Sixth Street 150.0 feet to an iron peg and the true point of beginning of this description; thence South 55°52' East 73.52 feet to an iron peg in the East line of Enterprise Tract No. 33A; thence North 00°21' East 132.36 feet along the East line to an iron peg; thence South 34°07' West 109.92 feet to the place of beginning.

SUBJECT TO: Taxes for fiscal year 1982-83 which are now a lien but not yet payable; 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; Reservations of easements for water lines, drainage purposes and public utilities and designation of use requirements, as recorded April 25, 1944 in Book 164, page 291 and recorded Aug. 8, 1949 in Book 233, page 177, Deed Records; Agreement concerning 30-ft. easement as set forth in agreement recorded April 27, 1966 in M66, page 3742, Microfilm Records; Reservations, restrictions, easements and rights of way of record and those apparent on the land, if any.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$405,000.00. 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 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 incumbrances, except those above set forth, and that he will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, he has hereunto set his hand and seal this 15th day of August 1982.

(SEAL) (SEAL) (SEAL) (SEAL)

STATE OF OREGON, County of Klamath, ss. August 20, 1982.

Personally appeared the above named C. A. WINETROUT, III.

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

Before me:

Notary Public for Oregon.

My commission expires 10-26-84

After recording return to:

James & Mary Ann Spurlock
8000 Balcom Cyn Rd.
Moorpark, CA 93021

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

James H. and Mary Ann Spurlock
8000 Balcom Cyn. Rd.
Moorpark, CA 93021

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

STATE OF OREGON,

County of Klamath, ss.

I certify that the within instrument was received for record on the 1st day of June 1982, at 10:04 o'clock A.M., and recorded in book M89 on page 9543. Record of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Rich, County Clerk
County Clerk-Recorder

By Pauline M. M. M. Deputy

Fee \$8.00

OF OREGON: COUNTY OF KLAMATH: ss.

for record at request of Aspen Title Co. the 28 April A.D. 1984 at 1:22 o'clock P.M., and duly recorded in Vol. M94 of Co. Lien Docket on Page 12934.

County Clerk
By Annette Mueller