

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT A. V. McVey and Erma L. McVey, husband and wife,

hereinafter known as grantor for and in consideration of the sum of Ten and no-100ths Dollars, to them paid, have bargained and sold, and by these presents do grant, bargain, sell and convey unto R. Wayne Espersen and Dorothy M. Espersen, husband and wife, the following described premises, situated in Klamath County, Oregon,

to-wit: The Westerly one-half of Lot 4, in OUSE KILA HOMESITES No. 2, according to the duly recorded plat thereof, and more particularly described as follows: Beginning at a point on the southerly line of said Lot 4, which point lies 40.1 feet northwesterly from the Southeast corner of Lot 4, Ouse Kila Homesites No. 2, Klamath County, Oregon; thence following the southwesterly line of said Lot 4 northwesterly along a curve to the left a distance of 40.1 feet to an iron pin which marks the southwest corner of Lot 4; thence along the lot line common to Lots 4 and 5 (N. 38°35' E.) to the most northerly corner of Lot 4 (122.5 feet); thence South 45°20' East along the northwesterly line of Lot 4 a distance of 47.5 feet to a point; thence South 41°37' West a distance of 114.5 feet, more or less, to the point of beginning, all lying within the Northeast quarter of the Northeast quarter of Section 26, Township 38 South, Range 8 East Willamette Meridian; Subject to reservations and restrictions as shown in deed recorded January 22, 1946 in Book 184 at page 305, Klamath County Deed Records.

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 in fee simple of said premises; that they are free from all incumbrances, except as 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 day of June 1953.

STATE OF OREGON, ss.
County of Klamath

A. V. McVey (SEAL)
Erma L. McVey (SEAL)

BE IT REMEMBERED, That on this 15 day of June A. D. 1953, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named A. V. McVey and Erma L. McVey, husband and wife, who are known to me to be the identical persons described in and who executed the within instrument, and acknowledged to me that they executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and notarial seal the day and year last above written.



Notary Public for Oregon.
My Commission Expires Feb 26, 1956

OREGON COUNTY OF KLAMATH ss.
WILSON HILL & ASSOCIATES

this 22 day of July 1953, Deeds 33 335 86
duly recorded in Vol. 262

By Patty Shonada Deputy
A. D. 1953

FORM No. 413--WARRANTY DEED
(Revised 1942)

VOL 262 PAGE 87

86449
KNOW ALL MEN BY THESE PRESENTS, That Harry R. Waggoner and Norma E. Waggoner, husband and wife,

in consideration of Ten Dollars and other valuable considerations granted to them paid by Walter B. Waggoner and Donna Waggoner, husband and wife,

do hereby grant, bargain, sell and convey unto the said grantees, their heirs and assigns, all the following real property, with the tenements, hereditaments and appurtenances, situated in the County of Klamath and State of Oregon, bounded and described as follows, to-wit:

Lots Three (3), Four (4) and Five (5) in Block Twenty-three (23) of Buena Vista Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT to reservations contained in Dedication of Buena Vista Addition, and reservations contained in deed from Nanna M. Cantrall to Rollin Ankeny Cantrall and Jewel Howard Cantrall, his wife, dated December 31, 1935, recorded December 31, 1935, on page 487 of Vol. 105 of Deeds, records of Klamath County, Oregon, as follows: "The grantor reserving one-half share in all gas, oil, and mineral rights," covering Lot 3.

as an estate by the entirety, To Have and to Hold the above described and granted premises unto the said grantees, their heirs and assigns forever.

And the grantors do covenant that they are lawfully seized in fee simple of the above granted premises free from all encumbrances.

and that they will and their heirs, executors and administrators, shall warrant and forever defend the above granted premises, and every part and parcel thereof, against the lawful claims and demands of all persons whomsoever.

Witness our hands and seals this 16 day of July, 1953.

STATE OF OREGON, ss.

County of Klamath
I, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Harry R. Waggoner and Norma E. Waggoner, husband and wife, who are

known to me to be the identical individuals described in and who executed the within instrument, and acknowledged to me that they executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Notary Public for Oregon.
My Commission Expires 7-13-1956

WARRANTY DEED

After recording return to
KLAMATH COUNTY ABSTRACT CO.
7099

STATE OF OREGON, ss.

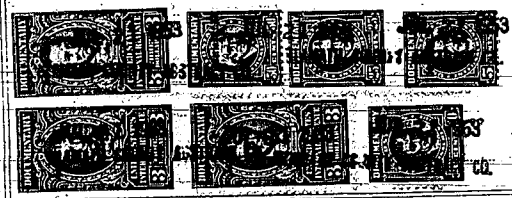
County of Klamath

I certify that the within instrument was received for record on the 21 day of July, 1953 at 9:18 o'clock A., and recorded in book 262 on page 87 Record of Deeds of said County.

Witness my hand and seal of County affixed.

County Clerk-Recorder.

By Deputy



STEVENS-NEES LAW FIRM, CO., PORTLAND, ORE.