

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

4408

1811

This Indenture Witnesseth, THAT JOHN EVERETT L. WARD and BETTY L. WARD, husband and wife,

hereinafter known as grantors, for and in consideration of the sum of Ten and no/100 - - - Dollars, to them paid, have bargained and sold and by these presents do grant, bargain, sell and convey unto LEE ORIS RIDGLEY and OPAL I. RIDGLEY, husband and wife, the following described premises, situated in Klamath County, Oregon, to-wit:

Beginning at a point on the westerly line of California Avenue, 50 feet South of the Northeast corner of Lot Four (4), Block One Hundred Four (104) in BUENA VISTA ADDITION to Klamath Falls, Oregon; thence West 130 feet; thence South 6 feet; thence East 30 feet; thence South 13°33' East 40.2 feet; thence South 63°33' East 101.5 feet, more or less, to the Westerly line of California Avenue; thence North 90 feet to the point of beginning.

SUBJECT TO Mortgage, including the terms and conditions thereof, in favor of the First National Bank of Oregon, the balance of which the grantees herein expressly assume and agree to pay in accordance with the terms and conditions thereof.

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 owners in fee simple of said premises; that they are free from all incumbrances, save and except as above stated,

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 14th day of February 1966.

SOUTH DAKOTA
STATE OF OREGON, } ss.
County of Klamath

John Everett L. Ward (SEAL)
Betty L. Ward (SEAL)
(SEAL)

BE IT REMEMBERED, That on this 23 day of February A. D. 1966, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named JOHN EVERETT L. WARD and BETTY L. WARD, 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 official seal the day and year last above written.

From Office of
GANONG, GANONG & GORDON
First Federal Building
Klamath Falls, Oregon

Louise E. Higgins
Notary Public for Oregon South Dakota
My Commission Expires 28 Feb 1970

STATE OF OREGON, COUNTY OF KLAMATH, ss.

Filed for record at request of Lee Ridgley
this 14 day of March A.D. 1966 at 9:50 el ck P.M., and
duly recorded in Vol. M-66, of Deeds on Page 1811

Fee \$1.50

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DONALD ROGERS, County Clerk
By Jan Mena