

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT DALE P. GALLAGHER and NELLIE F. GALLAGHER, 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 RICHARD M. CLARK and ARLINE M. CLARK, husband and wife, the following described premises, situated in Klamath County, Oregon, to-wit:

A portion of Lot 1, Block 2, SUBDIVISION OF TRACT 2B, HOMEDALE, more particularly described as follows:
Beginning at a point on the Southwesterly right-of-way line of Leland Drive, which point is North 52 degrees 38' West, 92.5 feet from the Northeast corner of said Lot 1; thence continuing North 52 degrees 38' West, 104.1 feet to the Northwest corner of said Lot 1; thence South 2 degrees 38' West along the West line of said Lot 1, 227.6 feet to the Southwest corner of said Lot 1; thence South 83 degrees 07' East along the South line of said Lot 1, 81.8 feet; thence Northerly 174 feet, more or less, to the point of beginning.

SUBJECT TO:

(1) Acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder. Liens and assessments of Klamath Project and Enterprise Irrigation District, and regulations, contracts, easements, and water and irrigation rights in connection therewith. (2) Regulations, liens, assessments and laws relating to the South Suburban Sanitary District. (3) Exceptions and reservations as shown in deed from M. G. MacNevin, a single man, to O.W. Nordquist, et ux, recorded July 31, 1936, in Deed Volume 107 at page 16, Records of Klamath County, Oregon. (4) Trust Deed, including the terms and provisions thereof, to Oregon Title Company as Trustee for First National Bank of Oregon, Beneficiary, dated November 12, 1964, recorded November 13, 1964, in Volume 227, page 153, of Mortgages, records of Klamath County, Oregon, the balance of which the grantees herein expressly assume and agree to pay in accordance with the terms and conditions thereof.

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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, 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 ha ve hereunto set their hands and seals this 22nd day of June 1967 .



Dale P. Gallagher (SEAL)
Nellie F. Gallagher (SEAL)

(SEAL)

STATE OF OREGON, County of Klamath) ss. June 28, 1967
Personally appeared the above named DALE P. GALLAGHER and NELLIE F. GALLAGHER, husband and wife,
and acknowledged the foregoing instrument to be their voluntary act and deed.

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

Before me:
Ernest F. Gordon
Notary Public for Oregon.
My commission expires 5-15-68

Return to:
Ganong, Ganong & Gordon
538 main
City

STATE OF OREGON, } ss.
County of Klamath }
I certify that the within instrument was received for record on the 3 day of July, 1967, at 1:35 o'clock P.M., and recorded in book M-67 on page 4993 Record of Deeds of said County.

Witness my hand and seal of County affixed.

Dorothy Rogers
County Clerk-Recorder.

By *Jane Stewart* Deputy
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Fee \$1.50