

23928

M-68 PAGE 5544

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT GAYLAN H. BRADFORD and DORRIS J. BRADFORD,
husband and wife,

hereinafter known as grantors, for the consideration hereinafter recited
have bargained and sold and by these presents do grant, bargain, sell and convey unto
WALTER E. CLARK and JOYCE K. CLARK,
husband and wife, the following described premises, situated in Klamath County, Oregon, to-wit:

A tract of land situated in the NW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 14, Township 39 South, Range 9 East
of the Willamette Meridian, more particularly described as follows: Beginning at an
iron pin on the West boundary of Homedale Road, said point being West a distance of
30.0 feet and South a distance of 2040 feet from the Northeast corner of the SW $\frac{1}{4}$ NE $\frac{1}{4}$
of said Section 14; thence South along the West boundary of Homedale Road a distance of
120.0 feet to an iron pin; thence West a distance of 580.7 feet to an iron pin on the
easterly right of way line of Lateral F-5 (or lateral A-3-B); thence Northeasterly
along said Easterly right of way line to an iron pin located West a distance of 525.8
feet from the above described beginning point; thence East a distance of 525.8 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 Klamath Irrigation District, and regulations, contracts, easements, and water and
irrigation rights in connection therewith. (2) Trust Deed, including the terms and
provisions thereof, dated February 9, 1967, recorded February 14, 1967, in M-67 at
page 1000, given to secure the payment of \$24,100.00, with interest thereon and such
future advances as may be provided therein, executed by Gaylan H. Bradford and Dorris
J. Bradford, husband and wife, to William Ganong, trustee for beneficiary, First
Federal Savings and Loan Association of Klamath Falls, a Federal corporation, the
balance of which the grantees herein expressly assume and agree to pay in accordance
with the terms and provisions thereof.

The true and actual consideration for this transfer is \$ 26,262.86, being \$3,000.00 cash
and \$23,262.86 by the assumption of the above described Trust Deed.

The foregoing recitation of consideration is true as I verily believe.

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 those 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 19 day of June 19 68.

(SEAL)

(SEAL)

STATE OF OREGON, County of Klamath, ss. June 20, 1968.
Personally appeared the above named GAYLAN H. BRADFORD and DORRIS J. BRADFORD,
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:

Mary J. Gifford
Notary Public for Oregon
My commission expires 8/16/69

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received
for record on the 21 day of June
19 68, at 9:00 o'clock A.M., and recorded in book
M-68 on page 5544 Record of Deeds of
said County.

Witness my hand and seal of County affixed.

Dorothy Rogers

County Clerk-Recorder.

By

Deputy

Fee 1.50

After recording return to:

Mr. & Mrs. Walter E. Clark
5616 Homedale
Klamath Falls, Oregon