

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

20162

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This Indenture Witnesseth, THAT JAMES M. HANSEN and FINALE M. HANSEN, husband and wife,

hereinafter known as grantors, for the consideration hereinafter stated have bargained and sold by these presents do grant, bargain, sell and convey unto

ONAL EVANS and THEODORA EVANS, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit: The SW¹/₄ of Section 2, Township 35 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

SUBJECT TO: (1) Acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder. All contracts, water rights, proceedings, taxes and assessments relating to irrigation, drainage and/or reclamation of said lands; and all rights of way for roads, ditches, canals, and conduits, if any there may be. (2) An easement created by instrument, including the terms and provisions thereof, dated December 4, 1966, recorded December 15, 1966, in M-66 at page 12463, Deed Records, in favor of the United States of America for a Right of Way easement 66 feet in width in the SW¹/₄. (3) Rights of the public in and to any portion of said premises lying within the limits of roads and highways. (4) Mortgage, including the terms and provisions thereof, dated August 11, 1966, recorded August 26, 1966, at 10:53 A.M., County Clerk's Records, in M-66 at page 8611, given to secure the payment of \$10,000.00, with interest thereon and such future advances as may be provided therein, executed by James M. Hansen and Finald M. Hansen, husband and wife, to Ernest Larson and Averil Larson, husband and wife, which the grantees herein expressly assume and agree to pay in accordance with the terms and conditions thereof.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 16,000.00.

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 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 2nd day of January 19 69

(SEAL)

(SEAL)

(SEAL)

(SEAL)

STATE OF OREGON, County of Klamath, ss. January 19 69
Personally appeared the above named JAMES M. HANSEN and FINALE M. HANSEN, husband and wife,

and acknowledged the foregoing instrument to be their voluntary act and deed. The signature of Finald M. Hansen, subscribed Before me: and signed before me this 17th day of January 1969.

Notary Public for Oregon
My commission expires 12-12-69

After recording return to:

1441 Daisy Ave.
Prineville, Ore.

Transmittal title to be
made at City

GANONG, GANONG & GORDON
First Federal Building
Klamath Falls, Oregon 97601

STATE OF OREGON

County of KLAMATH

I certify that the within instrument was received for record on the 27th day of JANUARY 1969.

on page 675 Record of Deeds of said County.

Witness my hand and seal of County official

WM. D. MILNE, COUNTY CLERK

By County Clerk

Fee \$1.50 Deputy

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