

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT LAWRENCE G. COWEN and IRENE M. COWEN, 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 ORVILLE V. CHAPMAN and HILDA M. CHAPMAN, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

1-2374
A portion of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, and more particularly described as follows:
Beginning 30 feet South and 20 feet East of the center of said Section 2; thence, East along the South line of the Lakeview Highway 162 $\frac{1}{2}$ feet; thence, South and at right angles to said Highway line 427 $\frac{1}{2}$ feet to the point of beginning; thence, continuing South 72 $\frac{1}{2}$ feet to a point; thence, running Westerly and parallel to said Highway line 162 $\frac{1}{2}$ feet to a point on the East line of Wiard Street; thence, running Northerly along the East line of Wiard Street, and at right angles to said Highway line 72 $\frac{1}{2}$ feet to a point; thence, running Easterly and parallel to said Highway line 162 $\frac{1}{2}$ feet to the said point of beginning.

Subject to: 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; Rules, regulations, liens and assessments of South Suburban Sanitary District; Right of way and easement, including the terms and provisions thereof, recorded December 28, 1925 in Volume 69 at page 141, Deed Records of Klamath County, Oregon; Mortgage, including the terms and provisions thereof, to First Federal Savings and Loan Association of Klamath Falls, a Federal Corporation, dated Nov. 8, 1961, recorded Nov. 9, 1961, in Volume 206 at page 435, Mortgage Records of Klamath County, Oregon, which said Mortgage grantees hereby expressly assume and agree to pay according to the tenor thereof as same becomes payable and the note accompanying it.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 12,950.00
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 owner s 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 16 day of June, 1969

(SEAL) _____ (SEAL)

(SEAL) Irene M. Cowen (SEAL)

STATE OF OREGON, County of Klamath) ss. June 20th, 1969
Personally appeared the above named Laurence G. Cowen and Irene M. Cowen, husband and wife,
and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:
Sheldon D. Guichner
Notary Public for Oregon.
My commission expires 11/25/72

After recording return to:

grantee
2415 Wiard
City

From the Office of
GANONG, GANONG & GORDON
First Federal Building
Klamath Falls, Oregon 97601

STATE OF OREGON,) ss.
County of Klamath)
I certify that the within instrument was received for record on the 1 day of July, 1969, at 11:19 o'clock A.M., and recorded in book 1969 on page 305 Record of Deeds of said County.

Witness my hand and seal of County affixed.
Mr. D. Milne

By Phyllis L. Lutz County Clerk-Recorder
Deputy

fee 1.50