

2# 8183 K.L. Co A-19703

33508

VOL 269 PAGE 5820

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT ORIE J. PEUGH and GRACE L. PEUGH, 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 BILLY G. GRAVES and BEVERLY A. GRAVES, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

A portion of Tract 47, HOMEDALE, according to the official plat therefor, more particularly described as follows, to-wit:

Beginning at a point on the South side of First Avenue in Homedale, on the Northerly line of Tract 47 which is 217.8 feet Northwesterly from the Northeast corner of said Tract 47, running thence Southwesterly and parallel with the Easterly line of said Tract 47, a distance of 300 feet, to the Southerly line of said Tract 47; thence Northwesterly along the Southerly line of said Tract 47, a distance of 72.6 feet; thence Northeasterly and parallel with the Easterly line of said Tract 47, a distance of 300 feet to the Northerly line of said Tract 47; thence Southeasterly along the Northerly line of said tract a distance of 72.6 feet, more or less, to the place of beginning.

Subject to: Liens and/or assessments of the Enterprise Irrigation District, and regulations, easements and water and irrigation rights in connection therewith; any unpaid charges or assessments of the Enterprise Irrigation District; Rules, regulations, liens and assessments of South Suburban Sanitary District; Easements and rights of way of record and those apparent on the land, if any; Reservations contained in deed dated March 5, 1932, recorded May 7, 1932, on page 357, Volume 106 of Deeds, records of Klamath County, Oregon.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 9,500.00
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 23d day of June, 1969.

(SEAL)

Orie J. Peugh

(SEAL)

(SEAL)

Grace L. Peugh

(SEAL)

STATE OF OREGON, County of Klamath) ss. June 26, 1969
Personally appeared the above named Orie J. Peugh and Grace L. Peugh, husband and wife,
and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Mary Elmer
Notary Public for Oregon
My commission expires 8/16/69

After recording return to:

First Federal

510 Main

Klamath Falls, Oregon
97601

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

STATE OF OREGON.

County of Klamath } ss.

I certify that the within instrument was received for record on the 3 day of July, 1969, at 4:08 o'clock P. M., and recorded in book M 69 on page 5820 Record of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

By

Phyllis Battley

County Clerk-Recorder

Deputy

Fee \$1.50

53