

38894

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY FEB 24 8 43 AM 1970

VOL. 70 PAGE 1398

This Indenture Witnesseth, THAT Elsie H. Weaver, a widow,

hereinafter known as grantor, for and in consideration of the sum of - - - - - Ten and no-100ths - - - - - Dollars, to her paid, has bargained and sold and by these presents do grant, bargain, sell and convey unto Samuel F. Scott and Jane T. Scott, husband and wife, the following described premises, situated in Klamath County, Oregon, to-wit:

North half of Southwest quarter of Southwest quarter of Sec. 3, Twp. 39 South, Range 9 E.W.M.,

Subject to taxes and assessments for the current fiscal year; and to 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;

Excepting therefrom the interest of railroad for railroad right of way and spur trackage;

Rights of the public in and to that portion of the herein described property lying within roads and highways;

Irrigation easement, including the terms and provisions thereof, reserved in Deed Vol. 161, Page 23, recorded Dec. 24, 1943, Klamath County, Oregon records;

Easements and rights of way of record and those apparent on the land.

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantees as an estate by the entirety. And the said grantor do es hereby covenant, to and with the said grantees, and their assigns, that she is the owner in fee simple of said premises; that they are free from all incumbrances,

except as above set forth, and that she will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, She has hereunto set her hand and seal this 3d day of September 19 63.

CALIFORNIA
STATE OF OREGON, } ss.
County of Klamath
Monterey

BE IT REMEMBERED, That on this day of September A. D. 19 63, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Elsie H. Weaver, a widow,

who is known to me to be the identical person described in and who executed the within instrument, and acknowledged to me that she executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal the day and year last above written.

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

Louise Webber
Notary Public for Oregon and California
My Commission Expires

LOUISE WEBBER
My Commission Expires Jan. 14, 1967

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of FIRST FEDERAL SAVINGS & LOAN
this 24th day of February A. D., 1970 at 8:43 o'clock A. M., and duly recorded in
Vol. M 70 of Deeds on Page 1398

fee \$1.50

WM. D. MILNE, County Clerk
By Hazel Brazil