70-341

39791 MAR 30 4 04 PM 1970 VOL. M-70 PAGE 2457

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT WILLIAM L. ROWLAND and MARIAN FRANCES ROWLAND, husband and wife, hereinafter known as grantors, for the consideration hereinafter stated have bargained and sold, and by these presents do grant, bargain, sell and convey unto GERALD L. DAVIDSON and CAROLYN A. DAVIDSON, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

Beginning at the Northeast corner of Lot 4 in Block 12 of HOT SPRINGS ADDITION to the City of Klamath Falls, Oregon, running thence West along the North line of said Lot 4 a distance of 51.6 feet to the center of a driveway; thence South at right angles to Canby Street, a distance of 121 feet; thence East to the West line of the alley running through said Block 12; thence following the Westerly line of said alley in a Northeasterly direction to the point of beginning, being a portion of said Lot 4 in Block 12.
Together with an easement over and across a strip of land 5 feet in width adjoining above tract on the West, and reserving an easement over and across the West five feet of the above described tract, to be used as a driveway.

Subject to: Easements and rights of way of record and those apparent on the land, if any.

The true and actual consideration paid for this transfer, stated in terms of dollars, is $ 12,900.00
~~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 March, 1970.

William L. Rowland (SEAL) _____ (SEAL)

Marian Frances Rowland (SEAL) _____ (SEAL)

STATE OF OREGON, County of Klamath) ss. March 26, 1970

Personally appeared the above named William L. Rowland and Marian Frances Rowland, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

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

After recording return to:

First Fed.

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 30 day of March 19 70 at 4:04 o'clock P M., and recorded in book M-70 on page 2457 Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE
County Clerk—Recorder
By Louise M. Gautier Deputy

Fee 1.50

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