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WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

VOL. M70 PAGE

This Indenture Witnesseth, THAT CLYDE E. FREED and JEAN L. FREED, 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 GIDEON S. PARKER and ALICE L. PARKER, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

A tract of land situated in S $\frac{1}{2}$ NW $\frac{1}{4}$  of Section 5, Township 39 South, Range 9, E.W.M., and more particularly described as follows:  
Beginning at an iron pin located South 429.0 feet and East 1125.8 feet from the iron pin which marks the Southwest corner of the NW $\frac{1}{4}$ NW $\frac{1}{4}$  of said Section 5; thence East 120.0 feet to an iron pin; thence South 100.0 feet to an iron pin; thence West 120.0 feet to an iron pin; thence North 100.0 feet, more or less, to the point of beginning.

Subject to: 1970-71 real property taxes which are now a lien but not yet payable; Easements and rights of way of record and those apparent on the land, if any; Trust Deed, including the terms and provisions thereof, to William Ganong, trustee, and First Federal Savings and Loan Association of Klamath Falls, as beneficiary, dated March 7, 1962, recorded March 12, 1962, in Mortgage Vol. 209, page 246, records of Klamath County, Oregon, which said Trust Deed grantees hereby expressly assume and agree to pay and perform 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 \$23,900.00.  
~~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 on 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 22nd day of September, 1970.

(SEAL)

(SEAL)

(SEAL)

(SEAL)

STATE OF OREGON, County of Klamath, ss. September 22, 1970.  
Personally appeared the above named Clyde E. Freed and Jean L. Freed, husband and wife,  
and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

*Thomas L. Sloan*  
Notary Public for Oregon.  
My commission expires March 3-1971

After recording return to:

*Don Sloan Realtor*  
107 So. 7th  
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 8th day of October, 1970, at 4:02 o'clock PM., and recorded in book M 70 on page 9063. Record of Deeds of said County.

Witness my hand and seal of County affixed.

By *Phyllis Butcher*  
County Clerk-Recorder  
Deputy

fee \$1.50

OCT 8 4 02 PM 1970