

A-20580

46517

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## WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT IONE E. WAYBRANT,

hereinafter known as grantor, for the consideration hereinafter stated has bargained and sold, and by these presents does grant, bargain, sell and convey unto MAURICE E. BERCOT and MILDRED A. BERCOT, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

A tract of land in the SW 1/4 of Section 2, Township 39 S., R. 9 E., W.M. described as follows: Beginning at a point on the North right-of-way line of the Dalles-California Highway, which lies North 89 deg. 21' East along the midsection line that is also the center line of the Dalles-California Highway right of way a distance of 1068.8 feet and North 0 deg. 46' West a distance of 30 feet from the iron plug in the pavement which marks the center of Section 2, Township 39 S., R. 9 E., W.M., and running thence; continuing North 0 deg. 36' West a distance of 189.4 feet to a point; thence North 89 deg. 21' east parallel to the above-mentioned midsection line a distance of 90 feet to a point; thence South 0 deg. 46' East a distance of 189.4 feet to a point on the North right of way line of the Dalles-California Highway; thence South 89 deg. 21' West following said North right of way line of the Dalles-California Highway a distance of 90 feet, more or less, to the point of beginning. SAVING AND EXCEPTING that portion of the above-described property sold to the State of Oregon, by and through its State Highway Commission in Deed recorded February 23, 1965, in Deed Vol. 359, page 463, Records of Klamath County, Oregon.

SUBJECT TO: Taxes for the current fiscal year, 1970-71, which are now a lien but not yet payable; Liens and assessments of Klamath Project and Enterprise Irrigation District, and regulations, contracts, easements, and water and irrigation rights in connection therewith; Any unpaid charges or assessments of Enterprise Irrigation District; Rules, regulations, and assessments of South Suburban Sanitary District; Right of Way for pipe line recorded September 1, 1939, in Deed Vol. 124, page 246, Records of Klamath County, Oregon; Reservations and restrictions in deed recorded March 22, 1944, in Deed Vol. 163, page 352, Records of Klamath County, Oregon; Access restrictions as disclosed by Warranty Deed recorded February 23, 1965, in Deed Vol. 359, page 463, Records of Klamath County, Oregon.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$13,500.00.  
~~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 grantor does 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 out and that she will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, grantor has hereunto set her hand and seal this 13th day of October 1970

(SEAL) *Ione E. Waybrant* (SEAL)

(SEAL) (SEAL)

Washington Pierce  
 STATE OF OREGON, County of Klamath, ss. October 14, 1970

Personally appeared the above named

IONE E. WAYBRANT

and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me:

*M. J. Milne*

Notary Public for Oregon.

My commission expires 7-10-71

After recording return to:

*Don Hoar, 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 10th day of November, 1970, at 2:58 o'clock P. M. and recorded in book M70 on page 10061 Record of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

By *Phyllis L. Gault* County Clerk-Recorder

Deputy

48 fee \$1.50

Together with all the  
 wise appertaining, the  
 hereinafter given to and  
 TO HAVE