

71-130 MAR 10 4 11 PM 1971

49604

VOL 1171 PAGE 2061

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT R. A. Coffman

hereinafter known as grantor . for the consideration hereinafter stated has bargained and sold, and by these presents does grant, bargain, sell and convey unto Johnnie J. Jarrell and Carole R. Jarrell, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

Beginning at an iron pipe which marks the Northeast corner of Lot 51, ELMWOOD PARK, a subdivision of Klamath County, Oregon; thence North 0°47.5' West along the East line of Gettle Street a distance of 60 feet from the South line of Anderson Avenue, to an iron pin, which is the true point of beginning of this description; thence North 0°47.5' West along the Easterly boundary of Gettle Street, a distance of 100 feet to an iron pin; thence South 89°33' East, a distance of 140 feet; thence South 0°17.5' East a distance of 100 feet; thence North 89°33' West a distance of 140 feet, more or less, to the true point of beginning, all lying within the N¹/₄ of Section 14, Twp. 39 S. R. 9 E.W.M.,

Subject to acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder; contract and/or lien for irrigation and/or drainage; easements, reservations, restrictions and rights of way of record or apparent on the land, and to rules, regulations and assessments of South Suburban Sanitary District.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$19,000.00. However, the actual consideration includes other property which is part of the consideration.

(Strike out the above when not applicable) However, the actual consideration includes other property which is part of the consideration.

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantees as on estate by the entirety. And the said grantor do es hereby covenant, to and with the said grantees, and their assigns, that he is the owner in fee simple of said premises; that they are free from all incumbrances, except as above set forth, and that he will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, He ha^s hereunto set his hand and seal this 5th day of March 19 71.

(SEAL) X R. A. Coffman (SEAL)

(SEAL) (SEAL)

STATE OF OREGON, County of Klamath) ss. March 5, 19 71
Personally appeared the above named R. A. Coffman

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

Before me:
Paul M. McAttee
Notary Public for Oregon.
My commission expires 1-28-74



After recording return to:
McAttee & Associates
2237 Lakeshore Dr.
City

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 March, 1971, at 4:11 o'clock P. M., and recorded in book M-71 on page 2061. Record of Deeds of said County.

Witness my hand and seal of County affixed.

By Alice C. Milne County Clerk-Recorder
Deputy

Fee \$1.50

The tr
Howev
the fore
TO HAV
heirs
grantee
that they are free
and that they
above set forth.
IN WITNESS W
this
4th