

50266

71-99

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WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT Pennelopy L. Rogers,

hereinafter known as grantor, for the consideration hereinafter stated has bargained and sold, and by these presents do es grant, bargain, sell and convey unto Kenneth L. Tuttle and Karen L. Tuttle, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

Beginning at an iron pin which lies West along the Section line a distance of 1398.6 feet and North 4°00' West a distance of 56.5 feet and North 58°43' East a distance of 43.15 feet and North 18°30' East a distance of 151.4 feet and North 7°30' East a distance of 171.9 feet and North 1°00' East a distance of 139.4 feet and North 50°20' West a distance of 95.15 feet and North 43°50' West a distance of 191.55 feet from the iron pin which marks the quarter section corner common to Section 1 and 12, Township 38 South, Range 8 East of the Willamette Meridian in Klamath County, Oregon, and running thence North 46°50' West a distance of 91.35 feet to an iron pin; thence North 54°20' West a distance of 83.7 feet to an iron pin; thence North 0°03' West a distance of 78.65 feet to an iron pin; thence North 37°33' East a distance of 101.7 feet to an iron pin; thence South 54°37' East a distance of 267.9 feet to an iron pin; thence South 51°30' West a distance of 188.5 feet, more or less, to the point of beginning, situate in Government Lot 3, Section 1, Township 38 South, Range 8 East of the Willamette Meridian.

Subject to: Restrictions, reservations, recitals and covenants in a deed recorded May 11, 1945, in Book 176, page 210 of Deed Records of Klamath County, Oregon, omitting restrictions herein if any, based on race, color, religion or national origin; Grant of right of way for pole and wire lines, including the terms and provisions thereof, recorded May 12, 1948, Vol. 220 of Deeds, page 363, records of Klamath County, Oregon, said right of way given to correct right of way recorded June 26, 1947, Vol. 206, page 119, Klamath County Deed Records; Agreement, including the terms and provisions thereof, recorded May 4, 1945, Vol. 176 of Deeds, page 133, records of Klamath County, Oregon; Reservations and restrictions contained in deed recorded May 11, 1945, Vol. 176 of Deeds, page 210, records of Klamath County, Oregon; Mortgage, including the terms and provisions thereof, to First Federal Savings and Loan Association of Klamath Falls, recorded May 10, 1958, in M-68 at page 4277, Mortgage Records, which said Mortgage grantees hereby expressly assume and agree to pay.

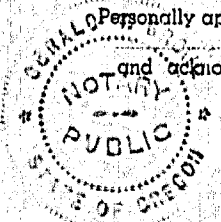
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$60,000.00. However, the actual consideration includes other property which is part of the consideration. (Strike out the above when not applicable)

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantees as on estate by the entirety. And the said 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 those 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 ha s hereunto set her hand and seal this 30th day of March, 19 71

(SEAL) *Pennelopy L. Rogers* (SEAL)
(SEAL) (SEAL)

STATE OF OREGON, County of Klamath) ss. March 31st, 19 71
Personally appeared the above named Pennelopy L. Rogers,



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

Before me:

Gerald W. Brown
Notary Public for Oregon.
My commission expires 11-12-74

After recording return to:

Mr. Kenneth L. Tuttle
11755 SW Timberland Court
Beaverton, Ore

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 1st day of APRIL, 1971, at 4:20 o'clock P.M., and recorded in book M 71 on page 2728. Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

By *Hazel Drasil* County Clerk-Recorder
Deputy
FEE \$1.50