

51015

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

VOL 11 PAGE 3671

This Indenture Witnesseth, THAT Elizabeth M. Tobius,

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
Burt J. Henderson and Caroline H. Henderson,
husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

SE $\frac{1}{4}$ NE $\frac{1}{4}$, all of the NE $\frac{1}{4}$ SE $\frac{1}{4}$ except that portion lying Southwesterly of the right of way of the Great Northern Railway, containing approximately one acre; and Lots 8 and 9, Section 17, Township 40 South, Range 10 East of the Willamette Meridian, LESS those portions conveyed to the United States by instruments recorded in Book 37 at page 401 and Book 45 at page 233, Deed Records of Klamath County, Oregon, and LESS those portions conveyed to the Great Northern Railway by instruments recorded in Book 95 at pages 346 and 352, respectively, Deed Records of Klamath County, Oregon.

Subject to: Acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder; Liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, contracts, easements, and water and irrigation rights in connection therewith; All contracts, water rights, proceedings, taxes and assessments relating to irrigation, drainage and/or reclamation of said lands, and all rights of way for roads, ditches, canals and conduits, if any of the above there may be, which do not appear of record (affects SE $\frac{1}{4}$ NE $\frac{1}{4}$ and NE $\frac{1}{4}$ SE $\frac{1}{4}$); Rules, regulations, liens, assessments, contracts, rights of way, easements, and all obligations created or imposed upon or affecting said premises by the Klamath Basin Improvement District; Terms and provisions in conveyances to Great Northern Railway Company recorded May 25, 1931, Book 95, page 352, recorded May 25, 1931, Book 95, page 346, Deed Records of Klamath County, Oregon, and recorded June 6, 1951, Vol. 11, page 37, Misc. Records of Klamath County, Oregon; Rights of way to The California Oregon Power Company recorded Aug. 10, 1933, in Book 101, page 330, and recorded Sept. 26, 1939, in Book 124, page 488, Deed Records of Klamath County, Oregon; Right of Way to the United States of America, recorded July 1, 1912, Book 37, page 401, and recorded Dec. 1, 1915, Book 45, page 233, all in Deed Records of Klamath County, Oregon; Agreement with the United States of America recorded Jan. 14, 1932, Book 96, page 522, Records of Klamath County, Oregon.
(Grantor reserves possession of the dwelling house until July 1, 1971).

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 77,000.00

~~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 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 those above set forth, and that they will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

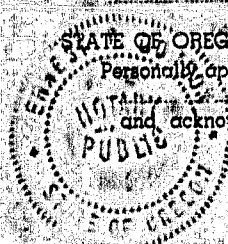
IN WITNESS WHEREOF, she has hereunto set her hand and seal
this 15th day of April, 1971

(SEAL)

Elizabeth M. Tobius (SEAL)

(SEAL)

(SEAL)



STATE OF OREGON, County of Klamath) ss. April 16, 1971

Personally appeared the above named Elizabeth M. Tobius,

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

Before me:

Ernest F. Jordan

Notary Public for Oregon

My commission expires 5-15-72

After recording return to:

Audrey Land O'Garra

P.O. Box 149

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 26th day of April 1971, at 4:23 o'clock P.M., and recorded in book 1171 on page 3671. Record of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

By Alice C. Lugin

County Clerk-Recorder

Deputy

Fee \$1.50

A-10920