

June 29 1971

53816

M71 PAGE 6766

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT LILLIAN G. MANN,

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

A portion of the S $\frac{1}{2}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$  of Section 7, Township 39 S., R. 9,  
E.W.M., more particularly described as follows:

Beginning at a 2" iron pipe in a fence corner on the North  
line of said S $\frac{1}{2}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$  which bears East a distance of 540.0  
feet from the Northwest corner of said S $\frac{1}{2}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$ ; thence West,  
along the North line of said S $\frac{1}{2}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$  a distance of 132.0 feet  
to a point; thence S. 0°41 $\frac{1}{2}$ ' W. a distance of 132.0 feet to a  
point; thence N. 89°18 $\frac{1}{2}$ ' W. a distance of 165.0 feet to a point;  
thence N. 0°41 $\frac{1}{2}$ ' E. a distance of 132.0 feet to an iron pipe on  
the North line of said S $\frac{1}{2}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$ ; thence West, along said North  
line, a distance of 243 feet, more or less, to the West line of  
said S $\frac{1}{2}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$ ; thence South along said West line to the Northerly  
line of the Klamath Falls-Ashland Highway; thence Northeasterly  
along said Northerly line, to its intersection with a line para-  
llel to and 540 feet Easterly of the West line of said S $\frac{1}{2}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$ ;  
thence North along said parallel line to the point of beginning.  
LESS AND EXCEPTING those portions heretofore conveyed to State of  
Oregon, by and through its State Highway Commission, by Lillian  
G. Mann, a widow, by Deed Volumes 290, page 120 and Microfilm  
Records M-67 on page 8051, records of Klamath County, Oregon.

SUBJECT TO: A non-exclusive easement to construct, operate, maintain  
and use a 30 ft. roadway as disclosed in deed recorded March 1, 1945  
in Volume 173, page 521, deed records of Klamath County, Oregon; any  
rights of way for public utilities heretofore conveyed or apparent  
upon the premises.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$1,500.00.  
~~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 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 has hereunto set her hand and seal  
this 28th day of June, 1971.

(SEAL)

(SEAL)

(SEAL)

WASHINGTON  
STATE OF OREGON County of Grays Harbor ) ss. June 28, 1971  
Personally appeared the above named Lillian G. Mann,

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

Before me:

*Ann Combes*  
Notary Public for Oregon Washington  
My commission expires 9-15-71

After recording return to:

*Burdick & Ramsey*  
636 Pine St

STATE OF OREGON,

County of Klamath

ss.

I certify that the within instrument was re-  
ceived for record on the 29 day of June  
1971, at 4:13 o'clock P.M., and recorded in book  
M71 on page 6766 Record of Deeds of  
said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

By

County Clerk-Recorder

Deputy

From the Office of  
GANONG, GANONG & GORDON  
First Federal Building  
Klamath Falls, Oregon 97601

A 7103 ✓

Fee \$1.50