

July 9, 3:37 A.M. 1971

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT Harry R. Waggoner,

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

② Tracts 13 and 14 of Subdivision of Tracts 25 to 32 inclusive,
together with the South 10 feet of Tracts 33 and 34 of ALTAMONT
RANCH TRACTS, Klamath County, Oregon, EXCEPT the East 10 feet
thereof, conveyed to Klamath County in Volume 168 at page 535,
Deed Records of Klamath County, Oregon.

Subject to: 1971-1972 real property taxes which are now a lien
but not yet payable; 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, water and irri-
gation rights in connection therewith; Rules, regulations, liens
and assessments of South Suburban Sanitary District; Warranty
Clearance Easement, including the terms and provisions thereof,
recorded August 13, 1964, in Deed Volume 355 at page 317.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$12,750.00
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 he is the owner in fee simple of said premises; that they are free from
all incumbrances, except those 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 has hereunto set his hand and seal
this 7th day of July, 1971

STATE OF OREGON, County of Klamath) ss.
Personally appeared the above named Harry R. Waggoner,

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

Gwendolyn R. Schlumbohm
Notary Public for Oregon
My commission expires 7-21-73

After recording return to:

Stout Realty
8429 S.W.
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 re-
ceived for record on the 9th day of July,
1971, at 3:37 o'clock P.M., and recorded in book
M71 on page 7189. Record of Deeds of
said County.

Witness my hand and seal of County affixed.

By Wm. D. Milne County Clerk-Recorder
Cynthia Campbell Deputy

Fee \$1.50 34

11:50 JUL

VA
1810
to
As

July 12 1971

July 12 1971