

July 15 3:52 PM 1971

71-74

8697

54347

VOL 171 7438

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT EARL W. NIDEVER and ELEANOR I. NIDEVER, husband and wife; and ROBERT W. NIDEVER and ARLEEN E. NIDEVER, husband and wife, hereinafter known as grantors, for the consideration hereinafter stated have bargained and sold, and by these presents do grant, bargain, sell and convey unto LLOYD COGLEY and SUZANNE M. COGLEY, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

A tract of land situated in Government Lot 1 in NW $\frac{1}{4}$  of Section 29, Township 39 South, Range 9 East of the Willamette Meridian, more particularly described as follows:

Beginning at a point 40 feet South of the Northwest corner of the NE $\frac{1}{4}$  of Section 29, Township 39 South, Range 9 East of the Willamette Meridian; thence South 1280 feet; thence East 659.4 feet; thence North 1280 feet to the South line of the Miller Island Road; thence West along the line of said road 659.4 feet to the point of beginning.

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 the Klamath Basin Improvement District, and all rights of way for roads, ditches, canals and conduits, if any there may be.

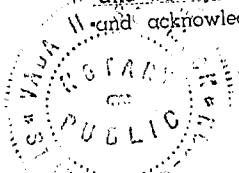
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 27,000.00. However, the actual consideration includes other property which is part of the consideration. (Strike out the above when not applicable)

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantees as on estate by the entirety. And the said grantors do hereby covenant, to and with the said grantees, and their assigns, that they are the owner s 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, they ha ve hereunto set their hand s and seal s this 15th day of January, 1971

*Robert W. Nidever* (SEAL) *Earl W. Nidever* (SEAL)  
*Arleen E. Nidever* (SEAL) *Eleanor I. Nidever* (SEAL)

STATE OF OREGON, County of Klamath ) ss. 26 January, 1971  
Personally appeared the above named Earl W. Nidever and Eleanor I. Nidever, husband and wife; and Robert W. Nidever and Arleen E. Nidever, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.



Before me:  
*Theda H. Schmeick*  
Notary Public for Oregon.  
My commission expires July 24, 1973

After recording return to:  
*John S. L.*  
*540 Main*  
*City*

STATE OF OREGON, ) ss.  
County of Klamath )  
I certify that the within instrument was received for record on the 15 day of July, 1971, at 12:00 clock P.M., and recorded in book M71 on page 74 39 Record of Deeds of said County.

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

38

Witness my hand and seal of County affixed.  
Wm. D. Milne  
By *Cynthia Campbell* County Clerk—Recorder Deputy  
Fee \$1.50

FORM No. 105A  
THIS  
by LOC  
to JOH  
WI

FORM No. 653  
ST  
July 16 9:26 A.M. 1971  
July 15 3:52 PM 1971