

July 21 1971 11:25 AM

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25-1045

VOL 171 PAGE 7649

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT Lorne W. Simons and Jeannette B. Simons, 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 Daniel J. Duff and Doris V. Duff, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

A tract of ground described as follows:

Beginning at an iron pin on the West section line which lies South 0°06' West along the Section line a distance of 185.7 feet from the iron axle which marks the quarter section corner common to Sections 5 and 6, Township 39 South, Range 9, E.W.M., and running thence: Continuing South 0°06' West along the section line a distance of 1165.98 feet to an iron pin which marks the Southwest corner of the NW $\frac{1}{4}$ SW $\frac{1}{4}$  of said Section 5; thence North 89°42' East along the 40 line a distance of 1304.8 feet to an iron pin on the Westerly line of Riverview Sub-division and which iron pin marks the Southeast corner of NW $\frac{1}{4}$ SW $\frac{1}{4}$  of said Section 5; thence North 0°18' West along the West line of Riverview Sub-division a distance of 677.6 feet to the iron pin which marks the Northwest corner of Riverview Sub-division; thence South 89°29' West a distance of 820 feet to an iron pin; thence North 0°18' West a distance of 494.45 feet to an iron pin which lies on the South right of way line of Lewis Lane 30' Southerly at right angles from its center; thence South 89°17' West along the South right of way line of Lewis Lane 30 feet Southerly at right angles from its center a distance of 476.34 feet more or less to the point of beginning, in the NW $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 5, Township 39 South, Range 9 East of the Willamette Meridian.

EXCEPTING THEREFROM that portion conveyed to the State of Oregon November 7, 1967, in M-67, page 8642, and as corrected by Deed recorded April 15, 1968, in M-68, page 2912.

SUBJECT TO: Easement created by instrument recorded Dec. 12, 1951 in Book 251, page 505 Deed Records, in favor of United States of America for Electric Power Transmission Line and incidentals thereto, (affects West 280 feet); Limited access in deed recorded Nov. 7, 1967 in M-67, page 8642 Deed Records, and as corrected by deed recorded April 15, 1968 in M-68, page 2912, Deed Records, which provides that no right or easement of right of access to, from or across the State Highway other than expressly therein provided for shall attach to the abutting property; Real property taxes for fiscal year commencing July 1, 1971, which are now a lien but not yet payable.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$10,000.00. 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 an estate by the entirety. And the said grantors do hereby covenant, to and with the said grantees, and their assigns, that they are the owners 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 have hereunto set their hands and seals this 15th day of July, 1971

(SEAL)

Lorne W. Simons (SEAL)

(SEAL)

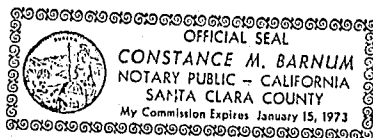
Jeannette B. Simons (SEAL)

CALIFORNIA  
STATE OF ~~XXXXXX~~ County of Santa Clara ss. July 20, 1971

Personally appeared the above named Lorne W. Simons and Jeannette B. Simons, husband and wife,

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

Before me:



*Constance M. Barnum*  
Notary Public for California  
My commission expires

STATE OF CALIFORNIA  
COUNTY OF Santa Clara } SS

ON July 20, 1971, before me, the undersigned, a Notary Public in and for said County and State personally appeared Lorne W. Simons known to me to be the person whose name is subscribed to the within instrument as the ATTORNEY IN FACT of Jeannette B. Simons and acknowledged to me that he subscribed the name of Jeannette B. Simons thereto as principal, and his own name as ATTORNEY IN FACT.

Notary's Signature

Type or Print Notary's Name Constance M. Barnum

ATTORNEY IN FACT ACKNOWLEDGMENT  
Form No. 13

7650

To the Of to: Eddie,  
County of Kiamati  
Filed for record at request of

Transamerica Title Ins. Co.  
on this 21st day of July A. D. 19 71  
at 11:25 o'clock A M, and duly  
recorded in Vol. M71 of Deeds  
Page 7649  
Wm. D. MILNE, County Clerk  
By Cynthia [Signature] Deputy  
Fee \$3.00

26  
Return Samuel G. Duff  
Rt 3 Box 225 P  
City 97601