

54820

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT DORIS M. PILCHER,

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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  
 DAVID A. MORAN and SANDRA C. MORAN,  
 husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

Beginning at a point on the South line of the SE $\frac{1}{4}$  of NW $\frac{1}{4}$  of Sec. 2, Twp. 39 S.R. 9 E.W.M., which point is North 88°57' East 330.02 feet from the Southwest corner of said SE $\frac{1}{4}$  of NW $\frac{1}{4}$ ; thence North 0°35' West 1,113.80 feet along the East line of the E $\frac{1}{2}$  of W $\frac{1}{2}$  of SE $\frac{1}{4}$  of NW $\frac{1}{4}$  of said Section to a point, which said point is the true point of beginning of this description; thence continuing North 0°35' West along said East line a distance of 75 feet; thence South 89°25' West a distance of 135 feet to a point; thence South 0°35' East a distance of 75 feet; thence North 89°25' East 135' to the true point of beginning, being a part of said E $\frac{1}{2}$  of W $\frac{1}{2}$  of W $\frac{1}{2}$  of SE $\frac{1}{4}$  of NW $\frac{1}{4}$  of Section 2, Twp. 39 South, Range 9 E.W.M.,

Subject to acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder; contract and/or lien for irrigation and/or drainage; reservations and restrictions of record; easements and rights of way of record or apparent on the land; rules, regulations and assessments of South Suburban Sanitary District, and to taxes for fiscal year commencing July 1, 1971, which are now a lien but are not yet payable.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$16,500.00.  
~~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 do es 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 as 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 July 19 71.

(SEAL) Doris M. Pilcher (SEAL)

(SEAL) (SEAL)

STATE OF OREGON, County of Klamath, ) ss. July 28, 19 71  
 Personally appeared and named Doris M. Pilcher,

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

Before me:

Florence McConnell  
 Notary Public for Oregon.  
 My commission expires June 10, 1975

After recording return to:

Teri Bone Realty  
 1415 E. Main  
 Klamath Falls, Oregon

STATE OF OREGON,

County of Klamath ) ss.

I certify that the within instrument was received for record on the 29th day of July 1971, at 11:47 o'clock A.M., and recorded in book M 71 on page 7960 Record of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. McIne County Clerk-Recorder  
 By Alice C. Lugin Deputy  
 Fee \$1.50

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

THE MORTGAGOR

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MORTGAGOR

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