

8/2/71 4:15 PM

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WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT MELVIN STEWART and MARY LOU STEWART, 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 JAMES EDWARD NELSON and GLENDA L. NELSON, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

A parcel of land located in the South $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of Section 5, Township 40 South, Range 10 East of the Willamette Meridian more particularly described as follows: Beginning at a point, which is located East, 1005.40 feet and North 00 deg. 48'30" West, 30.00 feet from the Southwest corner of Section 5, Township 40 South, Range 10 East of the Willamette Meridian, said point also being on the Northerly right of way line of Dehlinger Lane; thence North 00 deg. 48'30" West, 839.57 feet to a point; thence South 83 deg. 01'45" West, 272.00 feet to a point; thence South 9 deg. 12'44" East, 817.01 feet to a point on the Northerly right of way line of Dehlinger Lane; thence East, along said right of way line 151.03 feet, to the point of beginning.

SUBJECT TO: Taxes for the current fiscal year, 1971-72, which are 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, and water and irrigation rights in connection therewith; All contracts, water rights, proceedings, taxes, and assessments relating to Klamath Basin Improvement District, and all rights of way for roads, ditches, canals, and conduits, if any there may be; Rights of the public in and to any portion of said premises lying within the limits of roads and highways; Easement created by instrument recorded December 31, 1964, in Book 358 at page 417; Easements and rights of way of record and those apparent on the land, if any.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 34,900.00.
~~However, the actual consideration includes other property which is part of the consideration.~~
~~(Said other property is described in the following instrument)~~

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 as above set out, and that they will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, grantors ha hereunto set their hand s and seal s
this 29th day of July 19 71.

(SEAL)

Melvin Stewart

(SEAL)

(SEAL)

Mary Lou Stewart

(SEAL)

STATE OF OREGON, County of Klamath) ss. July 30, 19 71
Personally appeared the above named

MELVIN STEWART and MARY LOU STEWART, husband and wife,
and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

E. J. McLaughlin
Notary Public for Oregon.
My commission expires 5/19/73

After recording return to:
Equitable S & L
Box 1700
CITY

STATE OF OREGON,
County of Klamath) ss.

I certify that the within instrument was received for record on the 2nd day of AUGUST 1971, at 4:15 o'clock P. M., and recorded in book M. 71 on page 8104. Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

By Hazel King County Clerk-Recorder
Deputy

FEE \$1.50

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