

55344

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WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT GLEN R. HADDOCK and VERLA J. HADDOCK, 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 A. A. GEHRMAN and EVELYN I. GEHRMAN, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

A piece or parcel of land situate in the N $\frac{1}{2}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, containing 0.50 acres, more or less, and more fully described as follows:

Beginning at a point in the center line of a 60 foot roadway from which the section corner common to Sections 2, 3, 10 and 11, Township 39 South, Range 9 E. W. M., and so marked on the ground by an iron pin driven therein, bears South 89°44½' West along the said boundary center line 1419.5 feet to a point in the West boundary of the said Section 11, and North 0°13½' West 1662.5 feet to said Section corner, and running thence South 0°01' East 331.45 feet to a point in the Southerly boundary of the said N $\frac{1}{2}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 11; thence North 89°42' East along said boundary line 65.7 feet; thence North 0°01' West 331.4 feet, more or less, to an intersection with the center line of the above mentioned roadway; thence South 89°44½' West along said roadway center line 65.7 feet, more or less, to the said point of beginning.

Subject to: Taxes for fiscal year commencing July 1, 1971, which are now a lien but not yet payable; Liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, contracts, easements, water and irrigation rights in connection therewith; Rules, regulations, liens and assessments of South Suburban Sanitary District; Mortgage, including the terms and provisions thereof, to First Federal Savings and Loan Association of Klamath Falls, Oregon, recorded June 9, 1959, in Volume 190 of Mortgages, page 620, Records of Klamath County, Oregon, which said Mortgage grantees hereby expressly assume and agree to pay according to the tenor thereof as same becomes payable and the note accompanying it.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$10,600.00. 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 11th day of August, 1971.

(SEAL) *Glen R. Haddock* (SEAL)

(SEAL) *Verla J. Haddock* (SEAL)

STATE OF OREGON, County of Klamath, ss. August 16, 1971
Personally appeared the above named Glen R. Haddock and Verla J. Haddock, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

James D. Bouchie
Notary Public for Oregon
My commission expires 10-25-74

After recording return to:

STATE OF OREGON,

County of Klamath, ss.

I certify that the within instrument was received for record on the 16 day of August, 1971, at 2:14 o'clock P. M., and recorded in book M 71 on page 8567 Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

By *Wm. D. Milne* County Clerk-Recorder
Deputy

FEE \$1.50

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

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