

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT Howard T. Kellison and Mildred D. Kellison,

husband and wife, hereinafter known as grantors, for the consideration hereinafter stated have bargained and sold, and by those presents do grant, bargain, sell and convey unto James Albert Teters and Florence Evelyn Teters, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

A parcel of land lying in Government Lot 1 of Section 3, Township 39 South, Range 11, E. W. M., more particularly described as follows:
Beginning at the Southwest corner of Government Lot 1, said Section 3; thence North 455.3 feet; thence South 62°00' East along an existing fence, 544.3 feet to the West boundary of the Bly Mountain Out-off Road; thence Southwesterly along said road boundary 207.0 feet, more or less, to the South boundary of said Lot 1 of said Section 3; thence West along said boundary to the point of beginning, containing 3.44 acres, more or less.

Subject to: Taxes for fiscal year commencing July 1, 1971, which are now a lien but not yet payable, and fire patrol assessment now 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 Horsefly Irrigation District, and regulations, contracts, easements, water and irrigation rights in connection therewith; Rights of the public in any portion of the herein described premises lying within the limits of any road or highway; Right of way for transmission line to Pacific Power & Light Company, recorded August 11, 1971, in Deed Vol. M-71, page 3418, Microfilm Records of Klamath County, Oregon.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 525.00
~~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 September, 1971.

(SEAL) *Howard T. Kellison* (SEAL)

(SEAL) *Mildred D. Kellison* (SEAL)

STATE OF OREGON, County of Klamath) ss. September 17, 1971
Personally appeared the above named Howard T. Kellison and Mildred D. Kellison, husband and wife,
and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Sadie Pennells
Notary Public for Oregon
My commission expires 9/23/73

After recording return to:

James Albert Teters
Box 2 Box 831
Elmira, Oreg 97437

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

Fee \$1.50

STATE OF OREGON,
County of Klamath) ss.

I certify that the within instrument was received for record on the 20 day of Sept. 1971, at 11:36'clock A.M., and recorded in book M71 on page 9999 Record of Deeds of said County.

Witness my hand and seal of County affixed.

By *Wm. D. Milne* County Clerk—Recorder
Capittha Ambler Deputy

SEP 20 11 37 AM 1971

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