

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

28-1493
This Indenture Witnesseth, THAT William R. Elliott and Dorothy C. Elliott, 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 Robert Lopez and Lois J. Lopez, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

beginning at a point which lies North 0°28' West along the Easterly right of way line of Madison Street a distance of 1122 feet from the Saylor iron pin which in turn lies North 89°24' East a distance of 30 feet and North 0°28' West a distance of 30 feet from the iron point in the highway which marks the quarter section corner common to Sections 1 and 2, Township 39 South, Range 9 East of the Willamette Meridian, in Klamath County, Oregon, and running thence: Continuing North 0°28' West along the Easterly right of way line of Madison St. a distance of 75.5 feet to a point in the South right of way line of Climax Avenue; thence North 89°24' East along the South right of way line of Climax Avenue a distance of 125 feet to an iron pin; thence South 0°28' East parallel to the center line of Madison Street a distance of 75.5 feet to an iron pin; thence South 89°24' West parallel to the center line of Climax Avenue a distance of 125 feet, more or less, to the point of beginning, (being the Westerly 125 feet of that parcel of land conveyed to E. W. Pence et ux., by Martin F. Bridges by deed recorded in Book 199 at page 333 of Deed Records of Klamath County, Oregon), said tract being in the SW 1/4 of NW 1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, in Klamath County, Oregon.

Subject to: Taxes for fiscal year commencing July 1, 1971, which are 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 Enterprise Irrigation District, and regulations, contracts, easements, water and irrigation rights in connection therewith; Rules, regulations, liens and assessments of South Suburban Sanitary District; Reservations and restrictions as shown in deed recorded April 20, 1943, in Book 154 at page 507 of Deed Records of Klamath County, Oregon.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 13,500.00
~~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 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 22nd day of September, 19 71

(SEAL)

William R. Elliott

(SEAL)

(SEAL)

Dorothy C. Elliott

(SEAL)

STATE OF OREGON, County of Klamath

) ss.

September 23, 19 71

Personally appeared the above named William R. Elliott and Dorothy C. Elliott, husband and wife,

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

Before me:

Terrence E. Jenness
Notary Public for Oregon
My commission expires 7-21-74

TERRENCE E. JENNESS
NOTARY PUBLIC-OREGON
My Commission Expires

After recording return to:

Robert Lopez
2023 Madison
Klamath Falls, Ore

STATE OF OREGON,

County of Klamath

) ss.

I certify that the within instrument was received for record on the 24 day of September 19 71, at 11:21 o'clock AM, and recorded in book M71 on page 10156 Record of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

By

Cynthia Milne

County Clerk—Recorder

Deputy

Fee \$1.50

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

Robert Lopez

SEP 24 11 21 AM 1971