

57212

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

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This Indenture Witnesseth, THAT DOUGLAS D. FENNING and NYLA J. FENNING, 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 LE ROY T. BIELER and PEGGY J. BIELER, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

The S½ of Lot 24 of BAILEY TRACTS.

Subject to: Taxes for fiscal year commencing July 1, 1971, which are now a lien but not yet payable; Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District; Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$15,000.00. 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 owner s 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 5th day of October, 19 71.

(SEAL) *Douglas D. Fenning* (SEAL)

(SEAL) *Nyla J. Fenning* (SEAL)

STATE OF OREGON, County of Klamath) ss. October 16th 19 71
Personally appeared the above named Douglas D. Fenning and Nyla J. Fenning, husband and wife,

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

Before me:

Steven D. Goehner
Notary Public for Oregon.
My commission expires 11/25/72

After recording return to:

TRANS-AMCA-TITLE-INSURANCE CO.
100 N STREET
KLAMATH FALLS, OREGON 97601

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

STATE OF OREGON,
County of KLAMATH) ss.

I certify that the within instrument was received for record on the 8th day of OCTOBER, 1971, at 10:43 o'clock AM., and recorded in book M-71 on page 10621. Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE
By *W. D. Milne* County Clerk-Recorder
Deputy

FEE \$1.50