

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT MARY L. WILLIAMS,

hereinafter known as grantor, for the consideration hereinafter stated
has bargained and sold, and by these presents does grant, bargain, sell and convey unto
FRANCIS A. BEARD and CLARA M. BEARD,
husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

A parcel of land situate within Lot 2 A, HOMEDALE, a duly recorded subdivision in Klamath County, Oregon, being more particularly described as follows:

Beginning at a 3/8 inch iron pin from which the Southeast corner of said Lot 2 A bears South 00°20'00" West, 210.00 feet; thence North 00°20'00" East along the Easterly line of said Lot 2A, 100.62 feet to a 5/8 inch iron pin; thence leaving said Easterly line of Lot 2 A, North 89°40'00" West, 120.04 feet to the Northeasterly line of parcel described in deed recorded August 5, 1971, in M-71 at page 8278, 5/8 inch iron pin; thence South 43°31'08" East along said line 26.09 feet to a one-half inch iron pipe; thence South 10°11'37" West along the Easterly line of said parcel 82.95 feet, to the Northerly line of parcel described in deed recorded February 19, 1962, in Volume 335, page 527; thence South 89°37'26" East, 116.19 feet along said Northerly line and Northerly line of parcel described in deed recorded January 30, 1964 in Volume 350, page 618 to the point of beginning.

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 \$ 8,000.00
~~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 grantor does hereby covenant, to and with the said grantees, and their assigns, that she is the owner in fee simple of said premises; that they are free from all incumbrances, except those above set forth, and that she will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, she has hereunto set her hand and seal
this 4th day of October 1971

(SEAL)

Mary L. Williams (SEAL)

(SEAL)

(SEAL)

STATE OF OREGON, County of Klamath) ss. October 5, 1971
Personally appeared the above named Mary L. Williams

and acknowledged the foregoing instrument to be her voluntary act and deed.
Before me:

Alice M. Brink
Notary Public for Oregon.
My commission expires October 25, 1971

After recording return to:
Barnhisel & Ganong
636 Pine Street
Klamath Falls, Oregon

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 5th day of OCTOBER, 1971, at 3:30 o'clock P. M., and recorded in book M 71 on page 10637 Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

By Hazel Dray County Clerk-Recorder
Deputy

FEE \$1.50