

2569 7A-28-1652 57485

Vol. 111 Page 10912

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT Glen L. Terriere and Emma A. Terriere, 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 Homer Ross and Vera Ross, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

A portion of Lot 61, FIRST ADDITION TO SUMMERS LANE HOMES, situated in the NW 1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, more particularly described as follows:

Beginning at an iron pin on the Northwest corner of said Lot 61; thence South 54°43' East a distance of 40.1 feet to an iron pin on the Northeast corner of said Lot 61; thence South 0°04' West along the East line of said Lot 61 a distance of 151.75 feet to an iron pin; thence North 54°43' West a distance of 127.57 feet to an iron pin on the Southeasterly line of Onyx Place; thence North 35°16' East along the Southeasterly line of Onyx Place a distance of 124.0 feet, more or less, 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 Klamath Irrigation District; Regulations, including levies, liens, assessments, rights of way and easements of South Suburban Sanitary District; Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin as shown on the recorded plat of First Addition to Summers Lane Homes; Conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument recorded December 12, 1958 in Book 307 at page 441, Deed Records; Easement created by instrument recorded April 20, 1959 in Book 311, page 620, Deed Records, in favor of California Oregon Power Co.; Trust Deed for beneficiary, First Federal Savings and Loan Association of Klamath Falls, Oregon, dated June 13, 1966, recorded June 14, 1966, in Mortgage Vol. M66, page 6155, which said Trust Deed grantees hereby expressly assume and agree to pay according to the tenor thereof and the note accompanying it.

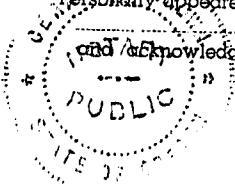
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$22,500.00. However, the actual consideration includes other property which is part of the consideration. (Strike out the above when not applicable)

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 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 ha ve hereunto set their hand s and seals this 12th day of October, 1971.

(SEAL) Glen L. Terriere (SEAL)
(SEAL) Emma A. Terriere (SEAL)

STATE OF OREGON, County of Klamath) ss. October 15, 1971
Personally appeared the above named Glen L. Terriere and Emma A. Terriere, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.



Before me:
Gerald V. Brown
Notary Public for Oregon.
My commission expires 11-12-74

After recording return to:

AFSLC

STATE OF OREGON,
County of KLAMATH) ss.

I certify that the within instrument was received for record on the 18th day of OCTOBER, 1971, at 3:34 o'clock P. M., and recorded in book M 71 on page 10912. Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE
By Hazel Deangel County Clerk-Recorder
Deputy

FEE \$1.50

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