

57632

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

Vol. *M71* Page *11115*

OCT 22 11 44 AM 1971

This Indenture Witnesseth, THAT MARGARET A. PHEARSON,

hereinafter known as grantor for the consideration hereinafter stated  
 has bargained and sold, and by these presents does grant, bargain, sell and convey unto  
 GERALD E. PACKARD and NELLIE L. PACKARD, as tenants by the entirety to an  
 husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:  
 undivided interest, and Clarence L and Vianna M. Packard as tenants by  
 the entirety as to an undivided interest.

Lots 35 and 36 in Block 7 of ST. FRANCIS PARK.

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 South Suburban Sanitary Dis-  
 trict; Restrictions, but omitting restrictions, if any, based on race,  
 color, religion or national origin as shown on the recorded plat, as  
 follows: The right is hereby reserved to conduct water through ditches or  
 pipes for irrigation, domestic or drainage purposes across all streets  
 and land; Conditions and restrictions, but omitting restrictions, if any,  
 based on race, color, religion or national origin, imposed by instrument  
 recorded October 30, 1939 in Book 125, page 241 Deed Records, and a second  
 deed between the same parties recorded July 5, 1940 in Book 130, page 287,  
 Deed Records.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 18,500.00.  
~~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 grantor do es 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 14th day of October, 1971

(SEAL) *Margaret A. Phearsen* (SEAL)

(SEAL) (SEAL)

STATE OF OREGON, County of ~~Klamath~~ Lane ) ss. October 14, 1971  
 Personally appeared the above named Margaret A. Phearsen,

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

Before me:

*David H. Helmer*  
 Notary Public for Oregon.  
 My commission expires 11-12-71

After recording return to:

*PPS & L*

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was re-  
 ceived for record on the 22nd day of October  
 1971, at 11:04 o'clock A.M., and recorded in book  
 M71 on page 11115. Record of Deeds of  
 said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

By *Cynthia Campbell* County Clerk—Recorder  
Deputy

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

Fee \$1.50

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