

60688

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WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT Ruby D. Phelps,

hereinafter known as grantor, for the consideration hereinafter stated has bargained and sold, and by these presents does grant, bargain, sell and convey unto Alford Ernest Hale and Dorothy Evelyn Hale, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

The East half of the West half of the Southwest Quarter of the Southwest Quarter (E $\frac{1}{2}$ W $\frac{1}{2}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$) Section 20, Township 39 South, Range 9 East, Willamette Meridian.

Subject to: Acreage and use limitations under provisions of the United States Statutes, and regulations issued thereunder; Liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, contracts, easements, and water and irrigation rights in connection therewith; Rights of the public in any portion of the herein described premises lying within the limits of any road or highway and rights of way for public utilities; Right of Way for roadway, including the terms and provisions thereof, to Klamath County, recorded September 21, 1926, in Deed Vol. 72, page 335, Records of Klamath County, Oregon.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 23,000.00.
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 21st day of January, 1972.

Ruby D. Phelps (SEAL) _____ (SEAL)
_____ (SEAL) _____ (SEAL)

STATE OF OREGON, County of Klamath ss. January 24, 1972
Personally appeared the above named Ruby D. Phelps

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

Before me:

Shirley D. Milne
Notary Public for Oregon.
My commission expires 8-5-75

After recording return to:
Mr. and Mrs. Alford Hale

RTE. 1 BOX 668-D

Klamath Falls, Oregon 97601

From the Office of
GANONG, GORDON & SISEMORE
538 Main Street
Klamath Falls, Oregon 97601

STATE OF OREGON,
County of Klamath ss.

I certify that the within instrument was received for record on the 24 day of January, 1972, at 4:13 o'clock P. M., and recorded in book M. 72 on page 861. Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

By *Hazel Drazil* County Clerk—Recorder
FEE \$2.00 Deputy