

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT John C. Horton; and Robert L. Horton and Louisa L. Horton, 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 Robert C. Johnson and Patricia A. Johnson, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

The S $\frac{1}{2}$ of NE $\frac{1}{4}$; the N $\frac{1}{2}$ of SE $\frac{1}{4}$ and the SE $\frac{1}{4}$ of NW $\frac{1}{4}$, in Section 25, Township 35 South, Range 12, E. W. M.

Subject to: Rights of the public in and to any portion of said premises lying within the limits of public roads and highways; Any existing easements visible on the ground for roads, pipelines or utilities, to which the property might be subject under provisions of Indian Deed 294 at page 184; Reservations, including the terms and provisions thereof, of subsurface rights, except water, in trust to Alice Noneo Riddle, as set out in Deed recorded September 3, 1957, in Deed Volume 294 at page 184; Reservations, including the terms and provisions thereof, of all subsurface rights, except water, to the heirs of Susie Noneo, as set out in Patent recorded March 12, 1956, in Deed Volume 281 at page 540; Any easement existing visible on the ground for roads, pipelines or utilities, to which the property might be subject under provisions of Deeds, recorded in Deed Volume 300 at pages 135 and 391.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$27,500.00. 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 owners 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 3rd day of February, 1972

John C. Horton (SEAL)

Robert L. Horton (SEAL)

Louisa L. Horton (SEAL)

STATE OF OREGON, County of Klamath) ss. February 3rd, 1972
Personally appeared the above named John C. Horton; and Robert L. Horton and Louisa L. Horton, husband and wife,
and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

William D. Gachner
Notary Public for Oregon.
My commission expires 11/25/72

After recording return to:
Robert C. Johnson
P. O. Box 1610
Victoria B. C. Canada

STATE OF OREGON,)
County of Klamath) ss.

I certify that the within instrument was received for record on the 4th day of February, 1972, at 9:37 o'clock A. M., and recorded in book on page 1286. Record of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

By *Cynthia A. Milne* County Clerk—Recorder
Deputy

Fee \$2.00

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

FEB 4 9 37 AM 1972

EXCEPTING AND RESERVING
all rights of
appurtenances

Beginning at the Southeast corner of the Southeast Quarter of Section 8 to a point 399.08 feet to the Southeast corner of the Southeast Quarter of Section 8 to a point 350 feet along the edge of the above described road described in the above deed, for road purposes.