

61052

Vol. 1172 Page 1395

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT GLADYS E. STIRLING,

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

That part of the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 2, Township 39 South, Range 9, East, W. M., described as follows:

Beginning at a point 30 feet South and 145.9 feet West of the quarter section corner between Sections 1 and 2, Township 39 S., R. 9, E.W.M.; thence South 355.6 feet; thence North 70°19' West 67.2 feet; thence North 330 feet; thence East 63.3 feet to the place of beginning.

EXCEPTING that portion conveyed to State of Oregon for highway purposes by Deed recorded in Deed Volume 353 at page 414.

Subject to: 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; Reservations in deed recorded August 9, 1935 in Deed Volume 100 at page 619; Ten-foot permanent easement, including the terms and provisions thereof, for relocation of irrigation facilities and for construction, operation and maintenance of highway slopes over, across and upon North portion of premises as set out in Deed recorded June 11, 1964 in Deed Volume 353 at page 414; Relinquishment of all existing, future or potential common law or statutory abutter's easements of access as set out in Deed recorded June 11, 1964, in Deed Volume 353 at page 414.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 11,000.00. 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 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 1st day of February, 19 72

(SEAL)

Gladys E. Stirling (SEAL)

(SEAL)

(SEAL)

STATE OF OREGON, County of Multnomah) ss. February 7, 19 72
Personally appeared the above named Gladys E. Stirling,

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

Before me:

[Signature]

Notary Public for Oregon.
My commission expires My Commission Expires Dec. 29, 1975

After recording return to:

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 8th day of February, 1972, at 12:21 o'clock P. M., and recorded in book M. 72 on page 1395. Record of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

By Alice C. Rege County Clerk-Recorder

Fee \$2.00

Deputy

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

FEB 8 12 21 PM 1972