

61568

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WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture witnesseth, THAT THEODORE E. HICKMAN and NORMA L. HICKMAN, husband and wife, hereinbefore known as grantors, for the consideration hereinafter stated have bargained and sold, and by these presents do grant, bargain, sell and convey unto JACK E. CANNON and MAXIE N. CANNON, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

FEB 25 11:23 AM [19]72

From a point 1564 feet East of the Southwest corner of the NW<sup>1/4</sup> NW<sup>1/4</sup> of Section 5, Township 39 S., R. 9 E., W.M.; thence South 380 feet; thence East 50 feet as the place of beginning; thence East 55 feet; thence North 100 feet; thence West 55 feet; thence South 100 feet to the place of beginning, being a portion of the SE<sup>1/4</sup> NW<sup>1/4</sup> of Section 5, Township 39 S., R. 9 E., W.M.

SUBJECT TO: Taxes for the current fiscal year, 1970-71, which are a lien but not yet payable; Right of Way for pole and wire lines to The California Oregon Power Company, a corporation, recorded December 6, 1920, in Deed Volume 54, page 432, records of Klamath County, Oregon; and easements and rights of way of record and those apparent on the land, if any.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 12,000.00.  
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 s 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 as above set out, and that they will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, grantors have hereunto set their hands and seals this 24th day of July 19 70

(SEAL) *Theodore E. Hickman* (SEAL)

(SEAL) *Norma L. Hickman* (SEAL)

STATE OF OREGON, County of Klamath ss. July 28th 19 70  
Personally appeared the above named

THEODORE E. HICKMAN and NORMA L. HICKMAN, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

*Wade Rannels*  
Notary Public for Oregon  
My commission expires 9/23/73

After recording return to:  
*First Federal*

*540 Main*

*Klamath Falls, Oregon  
97601*

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

STATE OF OREGON, { ss.  
County of KLAMATH }

I certify that the within instrument was received for record on the 25 day of FEBRUARY 1972, at 11:23 o'clock A.M., and recorded in book M-72 on page 2020 Record of Deeds of said County.

Witness my hand and seal of County affixed,  
WM. D. MILNE County Clerk-Recorder  
By *Deeayl Drayil* Deputy  
FEE \$2.00