

A-21687 - 8949

62538

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

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This Indenture Witnesseth, THAT Claire H. Duncan and Eleanor L. Duncan,

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
 John E. Walling and Blanche Walling,
 husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

Commencing at the Southwest corner of the Northwest quarter of Section 12, Township 41 South, Range 10 East, W. M., thence North along the Section line a distance of 324 feet, more or less, to the Southern Pacific Railway Company right-of-way, thence East along the Southern line of said right-of-way a distance of 1305 feet, thence South 324 feet, more or less, to a point due East of the point of beginning, thence West to point of beginning, containing 9.72 acres, more or less, saving and excepting therefrom any portion thereof lying within the right of way of the extension of Main Street in the Town of Merrill.

Subject to: Liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, easements, contracts, water and irrigation rights in connection therewith; Right of Way given to The California Oregon Power Company recorded September 2, 1947 in Deed Volume 210 at page 477, Records of Klamath County, Oregon.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$22,000.00.
~~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 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 27th day of March, 1972

(SEAL)

(SEAL)

(SEAL)

(SEAL)

STATE OF OREGON, County of Klamath ss. March 28, 1972
 Personally appeared the above named Claire H. Duncan and Eleanor L. Duncan,
 husband and wife,
 and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

James D. Bocchi
 Notary Public for Oregon
 My commission expires 10-25-74

After recording return to:

Last Federal

540 Main

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 28th day of March, 1972, at 4:18 o'clock P.M., and recorded in book M-721251 on page 3251 Record of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

By *Alia C. Lugin*

County Clerk—Recorder

Deputy

Fee \$400

MAR 28 4 16 PM 1972