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A-21752

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

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This Indenture Witnesseth, THAT Robert E. Russ and Hazel I. Russ, 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 Rice and Beverly Rice, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

A tract of land in the SE $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, more particularly described as follows:  
Beginning at a point North 1°14' West 30 feet and South 89°26' West 30 feet from the Southeast corner of said Section 3; thence South 89°26' West 120 feet to a point; thence North 1°14' West 125 feet to a point; thence North 89°26' East 120 feet to a point; thence South 1°14' East 125 feet to the point of beginning.

Subject to: Liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, easements, contracts, water and irrigation rights in connection therewith; Rules, regulations, liens and assessments of South Suburban Sanitary District.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$12,200.00.  
~~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 24th day of April, 1972

(SEAL)

Robert E. Russ

(SEAL)

(SEAL)

Hazel I. Russ

(SEAL)

STATE OF OREGON, County of Klamath ) ss.  
Personally appeared the above named Robert E. Russ and Hazel I. Russ, husband and wife,  
and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

*Robert E. Russ*  
Notary Public for Oregon  
My Commission Expires 6-28-74

*Robert E. Russ*  
Notary Public for Oregon  
My commission expires 6-28-74

After recording return to:  
First Federal

5401 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 27 day of APRIL 1972, at 2:57 o'clock P.M., and recorded in book M 72 on page 4493. Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

By

*Hazel I. Russ*

County Clerk—Recorder

Deputy

fee \$2.00

CR