

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT CLIFFORD DUKES and ANN DUKES, 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

CLAIR M. CRAPSER and SANDRA D. CRAPSER,

husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

A tract of land situated in the SE 1/4 of Section 31, Twp. 39 S.R. 8 E. W.M., described as follows:

Beginning at a point on the North-South quarter Section line of Section 31, Twp. 39 S.R. 8 E.W.M., from which the long established Northwest corner of the SW 1/4 of said Section 31 bears South 0°21'40" East 66.96 feet; thence South 43°08' West 591.22 feet to the Northerly right-of-way of the Clover Creek Road; thence along said right-of-way, North 46°52' West 200 feet; thence North 43°08' East 802.02 feet to the above mentioned Quarter Section line; thence South 0°21'40" East 290.58 feet to the point of beginning,

Subject to rights of the public in and to any portion of said premises lying within the limits of public roads and highway; Overhang Easement from Lloyd V. Howard, et ux, to Pacific Power & Light Co., recorded June 10, 1963 in Deed Vol. 346 at page 15, and to taxes for fiscal year commencing July 1, 1972 which are now a lien but are not yet payable, and to any other easements and rights of way of record or apparent on the land, if any.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 18,500.00.
~~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 as 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 17th day of July 1972

(SEAL)

Clifford & Ann Dukes

(SEAL)

(SEAL)

Ann Dukes

(SEAL)

STATE OF OREGON, County of Klamath) ss. July 17, 1972
Personally appeared the above named CLIFFORD DUKES and ANN DUKES, husband and wife,

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

Before me:

JAMES W. WESLEY
Notary Public for Oregon
My commission expiresJames W. Wesley
Notary Public for Oregon
My commission expires 1-20-76

After recording return to:

Mrs. Mrs. Crapser
102 Lincoln Street
Klamath Falls, Oregon 97601

STATE OF OREGON,

County of KLAMATH

ss.

I certify that the within instrument was received for recording on the 18 day of July 1972, at 4:09 o'clock P. M., and recorded in book M. 72 on page 7871. Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

By

Hazel Pringle

County Clerk-Recorder

Deputy

FEE \$2.00

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

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