

28-3349 9069 37505

9377

WARRANTY DEED TO CREATE ESTATE IN THE ENTIRETY

This Indenture Witnesseth, THAT Lyman C. Fitzhugh,

hereinafter known as grantor, for the consideration hereinafter stated has bargained and sold, and by these presents do es grant, bargain, sell and convey unto Jan-Udo Wenzel and Linda M. Wenzel, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

Lots 1 and 2 (N¹/₂NE¹/₄), Section 3, Township 49 South, Range 13 East of the Willamette Meridian, LESS that portion conveyed to the United States of America by Iona J. Fordney, et vir, by deed dated December 8, 1925 and recorded January 25, 1926 in Book 69 at page 266, Deed Records of Klamath County, Oregon.

EXCEPTING THEREFROM the following:

The North 207 feet of the East 207 feet of Government Lot 1, Section 3, Township 40 South, Range 13, E.W.M.

SUBJECT TO: Acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder; Liens and assessments of Klamath Project and Langell Valley Irrigation District and regulations, contracts, easements and water and irrigation rights in connection therewith; Rights of the public in and to any portion of said premises lying within the limits of roads and highways.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 21,500.00
~~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 grantor does hereby covenant, to and with the said grantees, and their assigns, that he is the owner in fee simple of said premises; that they are free from all incumbrances, except those above set forth, and that he will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, he has hereunto set his hand and seal
this 1st day of May, 1971

STATE OF OREGON, County of Klamath) ss.
Personally appeared the above named Lyman C. Fitzhugh,

and acknowledged the foregoing instrument to be his voluntary act and deed.
Before me:

SHERMAN E. HOLT
NOTARY PUBLIC — OREGON
My Commission Expires

Notary Public for Oregon.
My commission expires 4-14-74

After recording return to:

RR 54L

540 Main

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 21st day of August, 1972, at 1:18 o'clock P. M., and recorded in book 772 on page 9377 Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE,

FEE \$2.00

By

Linda Wenzel

County Clerk—Recorder

Deputy

AUG 21 4 14 PM 1971

AUG 21 4 10 PM '97

1 KNOW ALL MEN BY THESE PRESENTS, that KLAMATH PRODUCTION CREDIT ASSOCIATION,
2 Assignor, in consideration of Ten Dollars to it paid by LYMAN C. FITZHUGH,
3 Assignee, does by these presents re-assign and transfer to said Assignee all of
4 the Assignor's right, title and interest in and to that certain contract dated
5 May 1, 1971, wherein said Assignee agreed to sell and Jan-Udo Wenzel and Linda
6 M. Wenzel, husband and wife, agreed to purchase the following described property
7 in Klamath County, Oregon:

8 Lots 1 and 2 (N $\frac{1}{2}$ NE $\frac{1}{4}$), Section 3, Township 40 South, Range 13 East of the
9 Willamette Meridian, LESS that portion conveyed to the United States of
10 America by Iona J. Fordney, et vir, by deed dated December 8, 1925, and
11 recorded January 25, 1926 in Book 69 at page 266, Deed Records of Klamath
County, Oregon. EXCEPTING THEREFROM the following: The North 207 feet of
the East 207 feet of Government Lot 1, Section 3, Township 40 South, Range
13, E.W.M.,

12 which said contract was assigned by said Lyman C. Fitzhugh to said Klamath Pro-
13 duction Credit Association, Assignor herein, as security for the payment of that
14 certain note dated July 20, 1971, made and executed by said Lyman C. Fitz-
15 hugh to said Klamath Production Credit Association, as payee; provided, however,
16 that it is understood and agreed that this re-assignment is intended solely to
17 release said agreement as security for said note but that said note shall remain
18 in full force and effect until it has been fully paid.

19 TO HAVE AND TO HOLD the same unto the Assignee, his heirs and assigns forever.

20 IN WITNESS WHEREOF, the Assignor has caused this assignment to be executed
21 this 9th day of August, 1971.

22 *Don W. Krider*
23 *Secretary-Treasurer*
24 its Duty Authorized Officer

25 STATE OF OREGON)
County of Klamath) SS August 12, 1971

26 Personally appeared Don W. Krider, who being duly sworn, did say that he is
27 the Secretary-Treasurer of Klamath Production Credit Association, a corporation,
28 and that the seal affixed to the foregoing instrument is the corporate seal of
said corporation and that said instrument was signed and sealed on behalf of said
corporation by authority of its board of directors; and he acknowledged said in-
strument to be its voluntary act and deed.

29 Before me:

30 *Carol Chesson*
31 Notary Public for Oregon
32 My Commission Expires: 10-18-74

STATE OF OREGON, }
County of Klamath } ss.

Filed for record at request of:

Transamerica Title Ins. Co.

on this 21st day of August A. D., 1972
at 4:18 o'clock P. M. and duly
recorded in Vol. M72 of Deeds
Page 9378

WM. D. MILNE, County Clerk

By *Lucia Quintana*
Fee \$2.00 Deputy

BANDHS, SANDHS
& BORDON
ATTORNEYS AT LAW
KLAMATH FALLS, ORE.