

28-3349 9069 37505 67599

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 (N.W. 1/4), Section 3, Township 40 South, Range 13 East of the Willamette Meridian, 1/4SS that portion conveyed to the United States of America by Iona J. Fordney, et vir, by deed dated December 6, 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

(SEAL)

(SEAL)

(SEAL)

STATE OF OREGON, County of Klamath) ss. May 1, 1971
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:

P.F. 54L
540 Main

STATE OF OREGON, } ss. re-recorded to
County of Klamath } correct description

Filed for record at request of:
TRANSAMERICA TITLE INS. CO
on this 23rd day of AUGUST A. D., 1972
at 3:30 o'clock P. M. and duly
recorded in Vol. M 72 of DEEDS
Page 9169

WM. D. MILNE, County Clerk
By Hazel Drayil Deputy.
Fee \$2.00

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 21st day of August 1972, at 4:18 o'clock P. M., and recorded in book M72 on page 9377. Record of Deeds of said County.

Witness my hand and seal of County Clerk.

WM. D. MILNE,

By Hazel Drayil Deputy

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