

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT HARRY E. PEARSON and DOROTHY E. PEARSON,

husband and wife hereinafter known as grantors, for the consideration hereinafter stated has bargained and sold, and by these presents does

JACK F. SIMINGTON and ERLINE SIMINGTON, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

A tract of land situated in the N $\frac{1}{2}$ of the SW $\frac{1}{4}$ in Section 11, Township 35 South, Range 9 East of the Willamette Meridian; Beginning at the intersection of the North line of the SW $\frac{1}{4}$ and the Westerly right of way line of the Drews Ranch Road also known as Skeen Ranch Road, thence South along said right of way line to the center thread of the Sprague River; thence Easterly, Southerly and Westerly along said center thread to the South line of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$; thence West along said South line to the SW corner of the East $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$; thence North along the West line of the East $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ to the North line of the SW $\frac{1}{4}$; thence East along said North line to the point of beginning.

SUBJECT TO: Taxes for the current fiscal year 1970-71 which are now a lien, but not yet payable; Terms and provisions as set forth in Land Status Report recorded November 5, 1958, in Volume 306 at page 13, Deed Records of Klamath County, Oregon; Rights of the public in and to any portion of said premises lying within the limits of roads and highways, particularly County Road Easement disclosed by Survey No. 597, filed with the Klamath County Engineer; Rights of the public and of Governmental bodies in and to any portion of the above described property lying below the ordinary high water mark of the Sprague River.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$6900.00
~~Strike out the above when not applicable~~
(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 out and that they will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, Grantors have hereunto set their hand and seal
this 6th day of October 19 70

(SEAL)

(SEAL)

STATE OF OREGON, County of Klamath) ss. October 13th, 19 70.
Personally appeared the above named Harry E. Pearson and Dorothy E. Pearson,

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

Before me:

John A. Maass

Notary Public for Oregon.

My commission expires 7-2-74

After recording return to:

Jack F. Simington

Hwy 141 Chiloquin, Or

STATE OF OREGON,

County of Klamath

ss.

I certify that the within instrument was received for record on the 25 day of August, 1972, at 10:50 o'clock A. M., and recorded in book 72 on page 9540 Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

By Hazel Drayton Deputy

FEE \$2.00

From the Office of
GANONG, GANONG & GORDON
First Federal Building
Klamath Falls, Oregon 97601

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