

67818

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

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This Indenture Witnesseth, THAT ERNEST C. FLACKUS and DOROTHY FLACKUS, 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 CARL D. HIATT and BEVERLY HIATT, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

Beginning at a point 720.0 feet East and 330.0 feet North of an iron pin driven into the ground near the fence corner at the Southwest corner of the Northwest quarter of Section 1, Township 39 South, Range 9 East, Willamette Meridian, on property formerly belonging to Otis V. Saylor, being the Southwest corner of said property abutting on the Dalles-California Highway, and which iron pin is East 30.0 feet of the center of a road intersecting the Dalles-California Highway from the North and which pin is North 30.0 feet from the center of said Highway; thence North 70.0 feet to the true point of beginning of the tract herein conveyed; thence East 270.0 feet; thence North 62.0 feet; thence West 270.0 feet; thence South 62.0 feet to the true point of beginning.

SUBJECT TO: Taxes for fiscal year commencing July 1, 1972, which are now a lien but not yet payable; Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District; Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District; Reservations, including the terms and provisions thereof, as set forth in Deed recorded November 6, 1958, in Deed Volume 306 at page 95; Easements and rights of way of record and those apparent on the land, if any.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 19,100.00. 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 owner s 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 23d day of August, 19 72.

(SEAL)

(SEAL)

STATE OF OREGON, County of Klamath ) ss. August, 19 72  
Personally appeared the above named Ernest C. Flackus and Dorothy Flackus, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.



Before me:

Kathryn A. Dearborn  
Notary Public for Oregon  
My commission expires May 31, 1974

After recording return to:

Mr. & Mrs. Hiatt  
2205 Ogden  
Klamath Falls, Oregon

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

STATE OF OREGON,  
County of KIAMATH ) ss.

I certify that the within instrument was received for record on the 30 day of August, 19 72, at 3:50 o'clock P. M., and recorded in book M 72 on page 9749 Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

By Hazel Draxil County Clerk-Recorder  
Deputy

FEE \$2.00