

37359

Vol. 12 Page 9953

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT JOYLENE A. BEARD (who took title as Joylene A. Goerges) and DAVID J. BEARD,

hereinafter known as grantors, for the consideration hereinafter stated have bargained and sold, and by these presents do grant, bargain, sell and convey unto

CLIFFORD W. COWAN and ERMA S. COWAN,

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

The Westerly 83.65 feet of East 167.3 feet of South 62.7 feet of Lot 11 in Block 5 in ALTAMONT ACRES.

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 Klamath Irrigation District; Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District; Reservations, conditions and restrictions in that certain deed recorded July 12, 1926, in Volume 73 at page 99, Deed Records of Klamath County, Oregon; 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 \$ 14,500.00
~~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 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 hand s and seal s
 this 1st day of September, 19 72

(SEAL)

(SEAL)

STATE OF OREGON, County of Klamath ss. September 1, 19 72.
 Personally appeared the above named Joylene A. Beard (who took title as Joylene A. Goerges) and David J. Beard
 and acknowledged the foregoing instrument to be their voluntary act and deed.

JAMES W. WESLEY
 Notary Public for Oregon
 My commission expires

Before me:

James W. Wesley
 Notary Public for Oregon
 My commission expires 1-20-74

After recording return to:

Mr. Clifford W. Cowan
 3526 Onyx
 Klamath Falls, Oregon 97601

STATE OF OREGON,

County of KLAMATH ss.

I certify that the within instrument was received for record on the 6 day of SEPTEMBER, 1972, at 10:52 o'clock AM, and recorded in book M. 72 on page 9953 Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

By

G. Hazel Drazil
 County Clerk-Recorder
 Deputy

FEE \$2.00

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

SEP 6 10 43 AM 1972

253236