

66349

28-2628
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WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT WILLIAM J. O'KEEFE,

hereinafter known as grantor, for the consideration hereinafter stated
has bargained and sold, and by these presents does grant, bargain, sell and convey unto

ALLAN B. COSAND and YVONNE M. COSAND,

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

An undivided one-half interest in and to the following described property:

The NE $\frac{1}{4}$ SW $\frac{1}{4}$ lying Southwesterly of the Southwesterly railroad right of way line; and the SE $\frac{1}{4}$ SW $\frac{1}{4}$ in Section 34, Township 40 South, Range 10 East of the Willamette Meridian, RESERVING an easement in existing irrigation ditch to convey water from Van Brimmer Ditch to grantor's remaining property.

SUBJECT TO: Rights of the public in and to any portion of said premises lying within the limits of roads and highways; Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District; Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Van Brimmer Ditch; Easements and rights of way of record or apparent on the land; and to taxes for fiscal year commencing July 1, 1972 which are now a lien but are not yet payable.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 24,500.00.

~~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 as 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 28th day of July 19 72

(SEAL)

(SEAL)

(SEAL)

(SEAL)

STATE OF OREGON, County of Klamath) ss. July 28, 19 72
 Personally appeared the above named WILLIAM J. O'KEEFE

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

Before me,

Notary Public for Oregon
 My commission expires 08/13/1972

After recording return to:
 Bowen & Bowen
 Bowen Bldg
 City

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

STATE OF OREGON,
 County of Klamath) ss.

I certify that the within instrument was received for record on the 15 day of Sept. 19 72, at 3:53 o'clock p. M., and recorded in book M-72 on page 10480. Record of Deeds of said County.

Witness my hand and seal of County affixed.
 Wm. D. Milne

By Hazel Inagil County Clerk—Recorder
 Deputy

Fee 2.00

SEP 15 3 53 PM 1972