

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT ALENE HAMMIL,

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 BERNARD D. DOUGLAS and SANDRA D. DOUGLAS, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

A tract of land lying in the Southeast quarter of the Northwest quarter of Section 1, Township 39 South, Range 9 East of the Willamette Meridian and being more particularly described as follows:

Beginning at an iron pin which is 30 feet North and 30 feet East of a brass plug marking the intersection of the centerline of the Klamath Falls-Lakeview Highway and a County road to the North and South along the Section line between Section 1 and 2, Township 39 South, Range 9 East of the Willamette Meridian; thence East 1320.0 feet to an iron pipe marking the East boundary of a North-South Road (Patterson St.) and the South boundary of Simmers Avenue to the East; thence along the South boundary of said Simmers Avenue, N. 88°55' E. 330.0 feet; thence N. 0°03' E. 60.0 feet to an iron pipe on the North boundary of said Simmers Avenue to the true point of beginning of this description; thence N. 0°03' E., parallel to Patterson Street, 310.0 feet; thence N. 88°55' E. 55.0 feet; thence S. 0°03' W. 310.0 feet; thence S. 88°55' W. 55.0 feet, more or less, to the true point of beginning.

Said described parcel lies wholly within the Southeast quarter of the Northwest quarter of Section 1, Township 39 South, Range 9 East of the Willamette Meridian.

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; Rules, regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District; Reservations and restrictions as set forth in deed recorded May 2, 1944, in Vol. 164 at page 408, Deed Records of Klamath County, Oregon; Reservation of right to take water from well, as set forth in deed recorded in Deed Vol. 344, page 267, Deed Records; Easements and rights of way of record and those apparent on the land, if any.

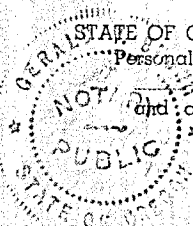
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 17,000.00. However, the actual consideration includes other property which is part of the consideration. (Strike out the above when not applicable)

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 she is the owner in fee simple of said premises; that they are free from all incumbrances, except those above set forth, and that she will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, she has hereunto set her hand and seal this 12th day of October, 19 72.

(SEAL) *Alene Hammil* (SEAL)

(SEAL) (SEAL)



STATE OF OREGON, County of Klamath, ss. October 16<sup>th</sup>, 1972. Personally appeared the above named Alene Hammil,

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

Before me:

*Donald V. Brown*  
Notary Public for Oregon.  
My commission expires 11-12-74

After recording return to:

799 1/2  
2943 S. 6<sup>th</sup> St  
City

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 17th day of Oct., 1972, at 3:32 o'clock P. M., and recorded in book 1172 on page 11915. Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MIDNE

By *Lucia Quintana* County Clerk-Recorder Deputy

FEE \$2.00

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

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