

9144

A-22385

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WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT Omar K. McCart (aka O. K. McCart) and Ruth M. McCart (aka Ruth McCart), 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 James E. Ferguson and Norma J. Ferguson,

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

Parcel 1: A tract of land situated in the S $\frac{1}{2}$ NW $\frac{1}{4}$ of Section 5, Township 39 South, Range 9 E.W.M., more particularly described as follows: Beginning at a point which is South 429.0 feet and East 1508.8 feet from the iron pin which marks the Southwest corner of the Northwest quarter of the Northwest quarter of Sec. 5, Twp. 39 S., R. 9, E.W.M.; thence East 100.0 feet; thence South 125.0 feet; thence West 100.0 feet; thence North 125.0 feet, more or less, to the point of beginning.

Parcel 2: A tract of land situated in the S $\frac{1}{2}$ NW $\frac{1}{4}$ of Section 5, Township 39 South, Range 9 E.W.M., more particularly described as follows: Beginning at a point which is South 429.0 feet and East 1508.8 feet from the iron pin which marks the Southwest corner of the Northwest quarter of the Northwest quarter of Sec. 5, Twp. 39 S., R. 9, E.W.M.; thence South 125 feet to the true point of beginning; thence continued South 96.5 feet; thence East 100 feet; thence North 96.5 feet; thence West 100 feet to the point of beginning.

Subject to: 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 \$ 23,000.00
~~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 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 stated, 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 1st day of November, 1972
Omar K. McCart (SEAL) *Ruth M. McCart* (SEAL)

STATE OF OREGON, County of Klamath) ss. November 1st, 1972.
 Personally appeared the above named Omar K. McCart (aka O. K. McCart) and Ruth M. McCart (aka Ruth McCart), husband and wife,
 and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Donald J. Sloan
 Notary Public for Oregon
 My commission expires Mar. 3-1975

After recording return to:
First Federal Savings Loan
 540 Main
 Klamath Falls, Oregon
 97601

From the Office of
 GANONG, GORDON & SISEMORE
 538 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 7th day of Nov. 1972, at 3:18 o'clock P.M., and recorded in book M72 on page 12850. Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE,
 By *Lucia Quintana* Deputy Clerk-Recorder
 Deputy

FEE \$2.00