

A-2242

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

Vol. 772 Page 12522

This Indenture Witnesseth, THAT DEREK E. CROXFORD and MARY P. CROXFORD, 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

JOHN W. NEASHAM and Evelyn A. Neasham, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

Lots 21 and 22 in Block 1 of SUNNYLAND, a resubdivision of the South 10 acres of Enterprise Tract No. 31, Klamath County, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to: All contracts and agreements with the United States of America and the Klamath Irrigation District, relative to irrigation and/or drainage and any existing rights of way for ditches or canals heretofore conveyed or used in connection therewith; Reservations in deed from E. M. Chilcote and Sue E. Chilcote his wife, to D. M. Smith and Herman Smith, his wife, and R. C. Dale and Lillian Dale, his wife, dated November 1, 1940, recorded November 20, 1940, in Volume 133 of Deeds at page 293, records of Klamath County, Oregon; and Reservations in deed from E. M. Chilcote and Sue E. Chilcote, his wife, to D. M. Smith and Herman Smith, his wife, and R. C. Dale and Lillian Dale, his wife, dated October 8, 1941, recorded April 10, 1945, in Vol. 175 of Deeds, page 201, records of Klamath County, Oregon.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 16,750.00. 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 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 13th day of November 1972

(SEAL) *Derek E. Croxford* (SEAL)

(SEAL) *Mary P. Croxford* (SEAL)

STATE OF OREGON, County of Klamath,) ss. November 13, 1972.
Personally appeared the above named Derek E. Croxford and Mary P. Croxford, husband and wife

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

Before me:

Tenard Sloan
Notary Public for Oregon.
My commission expires March 3-1975

After recording return to:

U.S. National

P.O. Box 789

Klamath Falls, Oregon

97601

From the Office of
GANONG, SISEMORE & ZAMSKY
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 22 day of November 1972, at 1:50 o'clock P.M. and recorded in book 13238 on page 12522. Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

By *Hazel Drayton* County Clerk-Recorder

Deputy

FEE \$ 2.00

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