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WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT WARREN CONNER and DOROTHY I. CONNER, 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 DALE A. COOMBE and SHIRLEY M. COOMBE, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

A parcel of land in the S $\frac{1}{2}$ NE $\frac{1}{4}$ of Section 11, Township 41 South, Range 10 East of the Willamette Meridian, more particularly described as follows: Beginning at a monument which is the section corner common to Sections 2 and 1, 11 and 12 and also marks the center line intersection of Front Street and Main Street in Merrill, Oregon. Thence South 0°02' West 3460.7 feet and West 30.5 feet to 1/2" rebar and the true point of beginning. Thence South 87°55' West 1312.0 feet along fence line, more or less, to West line NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 11. Thence North 0°05' West 286.2 feet along said West line to a point; thence South 89°51' East 1087.2 feet to a point; thence South 0°02' West 100.0 feet to 1/2" iron rebar; thence South 89°51' East 225.0 feet to 1/2" rebar. Thence South 0°02' West 134.7 feet to point of beginning.

Subject to: Liens and assessments of Klamath Project and Van Brimmer Ditch Co., and regulations, contracts, easements, water and irrigation rights in connection therewith; Rights of the public in and to that portion of the above property lying within the limits of any road or highway; Rights of the public and any government bodies in and to any portion of the above property lying below the high water line of Lost River; Easements and rights of way of record and those apparent on the land, if any.

The above property has been granted Special Assessments for Farm Use, and when same is terminated it will be subject to additional ad valorem tax.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$23,500.00. 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 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 28th day of December, 1972.

(SEAL) *Warren Conner* (SEAL)
(SEAL) *Dorothy I. Conner* (SEAL)

STATE OF OREGON, County of Klamath ss. December 28, 1972
Personally appeared the above named Warren Conner and Dorothy I. Conner, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

William E. Hastings
Notary Public for Oregon.
My commission expires 12-29-74

After recording return to:

W. E. Hastings
P.O. Box 100
Klamath Falls, Ore. 97601

STATE OF OREGON,
County of Klamath ss.

I certify that the within instrument was received for record on the 3rd day of Jan, 1973, at 4:22 o'clock P.M., and recorded in book 173 on page 103. Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE,
County Clerk-Recorder
By *Hazel Drazul* Deputy
FEE \$2.00

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

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