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73 Page

1892

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT SAMUEL DONALD ANDERSON and ALICE C. ANDERSON,

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

GLENN F. MUDDER and BETTY L. MUDDER,

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

Beginning at the Southwest corner of Homedale Tract #25; thence South 43°30' East 152.1 feet; thence South 66°33' East 102.5 feet; thence North 26°30' East 105.6; thence North 48°44' West 326.2 feet; thence South 0°20' West 158.4 feet to the place of beginning, and being portions of Homedale Tracts #24 and #25, Klamath County, Oregon.

EXCEPTING THEREFROM the following described tract:

Commencing at the Southwest corner of said Lot #25; thence North 0°20' East, 5.60 feet to the true point of beginning; thence South 88°10' East, 87.79 feet; thence North 1°11' East, 78.01 feet, to the North boundary of the above described tract; thence North 48°44' West along said boundary 117.69 feet, to the East boundary of Homedale Road; thence South 0°20' West, 152.80 feet to the true point of beginning.

Subject to: Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District; Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District; 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 \$ 50,000.00
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 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 16th day of February, 1973

(SEAL)

(SEAL)

STATE OF OREGON, County of Klamath ss. February 21, 1973
Personally appeared the above named Samuel Donald Anderson and Alice C. Anderson, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

JAMES W. WESLEY
Notary Public for Oregon
My commission expires

James W. Wesley
Notary Public for Oregon
My commission expires 1-20-76

After recording return to:
FIRST FEDERAL SAVINGS + LOAN
540 MAIN ST
KLAMATH FALLS, ORE. 97601

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 22nd day of Feb. 1973, at 11:01 o'clock A. M., and recorded in book M73 on page 1892. Record of Deeds of said County.

Witness my hand and seal of County affixed:

WM. D. MILNE,

By

County Clerk—Recorder

Deputy

FEE \$2.00

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

FEB 22 11 01 AM 1973