

A-22746

73702

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WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT RUSH L. LONG and HAZEL JO LONG, 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

ARTHUR DALE JOHNSON and CAROLYN J. JOHNSON,

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

A tract of land situate in the Northwest quarter of Section 31, Township 39 South, Range 8 East of the Willamette Meridian, and being more particularly described as follows:

Beginning at a point on the East line of the NW $\frac{1}{4}$  of Section 31, Township 39 South, Range 8, E.W.M., from which the Southeast corner of the NE $\frac{1}{4}$  of said Section 31 bears South 0°21'40" East 648.11 feet distant; thence South 43°08' West 1012.81 feet to the Northeastly right of way of the Clover Creek Road; thence South 46°52' East along said right of way 200.0 feet; thence North 43°08' East 802.02 feet to the East line of said Northwest quarter; thence North 0°21'40" West 290.57 feet more or less to the point of beginning.

Subject to: Acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder; All contracts, water rights, proceedings, taxes and assessments relating to irrigation, drainage and/or reclamation of said lands, if any of the above there may be; Right of the public in and to any portion of said premises lying within the limits of public roads and highways; Rights of Way and Easements of Record and those apparent on the land, if any; License Agreement, recorded July 10, 1947, Vol. 208 of Deeds, page 370, Records of Klamath County, Oregon, relative to pumping station and irrigation ditch.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 18,500.00.  
~~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 owner s 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 27th day of February, 1973  
x *Rush L. Long* (SEAL) x *Hazel Jo Long* (SEAL)  
(SEAL) (SEAL)

STATE OF OREGON, County of Klamath ss. February 28, 1973  
Personally appeared the above named Rush L. Long and Hazel Jo Long, husband and wife,  
and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Notary Public for Oregon.  
My commission expires 8-5-75

After recording return to:

*Arthur Johnson*  
*Ken Orey 97627*

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 28 day of February, 1973, at 11:55 o'clock A.M., and recorded in book M73 on page 2100 Record of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne  
By *Wm. D. Milne* County Clerk-Recorder  
Deputy

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

Fee \$2.00

ca. 20