

74101

2575

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT JOHN TOFELL and ERMA K. TOFELL, aka Erma Tofell, 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 LADDIE RAY TOFELL and LYNN M. TOFELL, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

The S $\frac{1}{2}$ NW $\frac{1}{4}$ and N $\frac{1}{2}$ SW $\frac{1}{4}$ Section 35, Township 38 South, Range 11 $\frac{1}{2}$ East of the Willamette Meridian.

Subject to: Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Horsefly Irrigation District; Rights of the public in and to any portion of the above described property lying within the limits of roads or highways; 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 \$ 90,000.00. 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 7th day of March, 1973.

John Tofell
Erma K. Tofell

(SEAL)

(SEAL)

(SEAL)

(SEAL)

STATE OF OREGON, County of Klamath) ss. March 8, 1973.
Personally appeared the above named John Tofell and Erma K. Tofell, aka Erma Tofell, husband and wife,
and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Wileen D. Goeckner
Notary Public for Oregon.
My commission expires 11/25/76

After recording return to:

Mr. & Mrs. Laddie Ray Tofell

Route 1, Box 248

Bonanza, Oregon 97623

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 12th day of March, 1973, at 3:49 o'clock P.M., and recorded in book 1973 on page 2575 Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE
County Clerk—Recorder
By *Sheryl Drayton* Deputy

FFE \$ 2.00

MAR 12 3 41 PM 1973