

28-4448

8635

28-4428

74310

M73

2845

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT FRANK M. WILSON and PATRICIA JEAN WILSON,

hereinafter known as grantors, for the consideration hereinafter stated have bargained and sold, and by these presents do grant, bargain, sell and convey unto JAMES L. LAWSON and NANCY J. B. LAWSON, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

Beginning at an iron pin which lies on the Section line common to Sections 23 and 26, Township 38 South, Range 8 East of the Willamette Meridian, which iron pin also lies on the Northeasterly right of way line of Secondary Highway No. 421, 30 feet at right angles from the centerline thereof; thence North 44°21' West, along the Northeasterly right of way line of said State Highway 80.8 feet to a point; thence North 38°30' East to a point on the West bank of Upper Klamath Lake; thence Southerly along the West bank of Upper Klamath Lake to a point which is North 38°40' East from the point of beginning; thence South 38°40' West to the point of beginning, said tract lying in Lots 4 and 5 of Section 23, Township 38 South, Range 8 East of the Willamette Meridian.

Subject to: Easements and rights of way of record and those apparent on the land, if any; Rights of Governmental bodies in and to the portion of said premises lying below the high water mark of Upper Klamath Lake; Water Use Agreement, including the terms and provisions thereof, recorded Oct. 30, 1961, in Deed Vol. 333 at page 389; Water Use Agreement, including the terms and provisions thereof, recorded Aug. 9, 1968, in M-68 at page 7560; Trust Deed, including the terms and provisions thereof, recorded June 17, 1971 in M-71 at page 6270, for beneficiary, First Federal Savings and Loan Association of Klamath Falls, Oregon, which said Trust Deed grantees hereby expressly assume and agree to pay according to the tenor thereof as same becomes payable and the note accompanying it.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 43,500.00. 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 hand and seal this 23d day of February, 19 73.

(SEAL)

(SEAL)

(SEAL)

(SEAL)

STATE OF OREGON, County of Klamath) ss. February 27, 1973.
Personally appeared the above named Frank M. Wilson and Patricia Jean Wilson,

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

Before me:

James D. Bacchi
Notary Public for Oregon.
My commission expires 10-25-74

After recording return to:

FIRST FEDERAL SAVINGS & LOAN ASSN

ATTN: DICK MINER
540 112410 56

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 19 day of March 1973, at 11:35 o'clock A.M., and recorded in book M73 on page 2845. Record of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

By *Cynthia Campbell* County Clerk-Recorder

Deputy

Fee \$2.00

FEB 19 11 35 AM 1973