

A-25837

74770

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

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This Indenture Witnesseth, THAT WILBUR E. MIDDLETON and JUDITH E. MIDDLETON,

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

JAMES H. WILSON and ANITA M. WILSON,

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

Beginning at a point 720 feet East and 1237.5 feet North of an iron pin driven into the ground on property of Otis V. Saylor at the Southwest corner of the NW $\frac{1}{4}$ of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, which iron pin is 30 feet East of the center of a road intersecting the Klamath Falls-Lakeview Highway from the North and 30 feet North from the center of said Highway; thence East a distance of 278 feet, more or less, to a half inch iron pipe approximately 30 inches long driven into the ground, which is the Southeast corner of that piece of ground conveyed by Glenn A. Pruner and Dora O. Pruner to Delbert L. Eayers and Joan E. Eayers by deed dated the 2nd of April, 1960, and recorded Aug. 5, 1960 in Book 323, page 269, Deed Records of Klamath County, Oregon, which said iron pipe is the true point of beginning of this description; thence North 132 feet to an iron pin; thence East 75 feet; thence South 132 feet; thence West 75 feet to the point of beginning.

ALSO, beginning at a point 720 feet East and 1237.5 feet North of an iron pin driven into the ground on property of Otis V. Saylor at the Southwest corner of the NW $\frac{1}{4}$ of Sec. 1, Twp. 39 S., R. 9, E.W.M., which iron pin is 30 feet East of the center of a road intersecting the Klamath Falls-Lakeview Highway from the North, and 30 feet North of the center of said highway; thence East a distance of 353 feet, more or less, to a half inch iron pipe approx. 30 inches long driven into the ground, which is the Southeast corner of that piece of ground conveyed by Glenn A. Pruner and Dora O. Pruner to Delbert L. Eayers and Joan K. Eayers by deed dated the 23rd day of August, 1960, which said iron pipe is the true point of beginning of this description; thence North 132 feet to an iron pin; thence East 75 feet; thence South 132 feet; thence West 75 feet to the true point of beginning.

SUBJECT TO: Any unpaid charges or assessments of the Enterprise Irrigation District; Liens or assessments of Klamath Project and Enterprise Irrigation District, and regulations, contracts, easements, water and irrigation rights in connection therewith; Rules, regulations, liens and assessments of 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 \$ 17,500.00
~~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 March, 1973

(SEAL) *Wilbur E. Middleton* (SEAL)(SEAL) *Judith E. Middleton* (SEAL)

STATE OF OREGON, County of Klamath) ss. March 27th, 1973.
 Personally appeared the above named Wilbur E. Middleton and Judith E. Middleton,
 husband and wife,

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

Before me:

Tarvel L. Sloan
 Notary Public for Oregon.
 My commission expires Mar 3-1975

After recording return to:

*Mid National**P.O. Box 1050**Klamath Falls, Oregon 97601*

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 30 day of March, 1973, at 12:13 o'clock p. M., and recorded in book M. 73 on page 3694. Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE
 By *Heidi D. Milne* County Clerk-Recorder
 Deputy

FEE \$ 2.00