

75746

Vol. 73 Page 4973

WARRANTY DEED TO CREATE EST. BY THE ENTIRETY

This Indenture Witnesseth, THAT R. J. WALSH and EDITH G. WALSH, husband and wife, hereinafter known as grantors, for and in consideration of the sum of Dollars, to them

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paid, have bargained and sold and by these presents do grant, bargain, sell and convey unto LLOYD GIFT and BOBBIETTE GIFT, husband and wife, as tenants in common, the following described premises, situated in Klamath County, Oregon, to-wit:

PARCEL ONE:

The SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 13, Township 40 South, Range 13, E.W.M., Klamath County, Oregon, and those portions of the SE $\frac{1}{4}$ SW $\frac{1}{4}$, N $\frac{1}{4}$ SW $\frac{1}{4}$ and SW $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 13 which lie Northeasterly of the Lost River Channel Improvement Project; EXCEPTING, however, the 50 foot strip off the South end of said SW $\frac{1}{4}$ SE $\frac{1}{4}$ and SE $\frac{1}{4}$ SW $\frac{1}{4}$ which was conveyed to Klamath County, Oregon, by deed recorded in Vol. 227 at page 141 of Klamath County, Oregon Deed Records.

PARCEL TWO:

Government Lot 3 in Section 18, Township 40 South, Range 14, E.W.M., Klamath County, Oregon.

SUBJECT TO: Contract and/or lien for irrigation and/or drainage; Provisions in Federal Patents, and to easements and rights of way of record and those apparent on the land, if any; and subject to Mortgage to Federal Land Bank of Spokane recorded in Vol. 212 at page 575 of Klamath County Mortgage Records, which mortgage grantees assume and agree to pay and perform according to its terms as the same comes due.

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantees as ~~tenants in common each to an undivided one-half interest~~ ~~estates in common~~ 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 seal s this 14th day of March, 1966.

R. J. Walsh (SEAL)

Edith G. Walsh (SEAL)

(SEAL)

(SEAL)

STATE OF OREGON, County of Klamath ss. March 14 1966
Personally appeared the above named R. J. Walsh and Edith G. Walsh, husband and wife,

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

From Office of
GANONG, GANONG & GORDON
First Federal Building
Klamath Falls, Oregon

Before me:

Ernest F. Gordon
Notary Public for Oregon.
My commission expires 5-15-68

Return to:
Mr. Lloyd Gift
Bonanza, Oregon

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 26 day of APRIL, 1966, at 9:57 o'clock AM., and recorded in book M. 73 on page 4973 Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

County Clerk—Recorder.

By Hazel Drayton Deputy

FEE \$ 2.00