

76351
WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY 28-4486

Vol. 72 Page 5737

This Indenture Witnesseth, THAT Harry Elmo Pearson, aka Harry E. Pearson, and Dorothy E. Pearson, 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 John L. Dickey II and Ruth M. Dickey, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

Government Lots 8, 9, 16 and 17 in Section 29, Township 35 South, Range 7 East of the Willamette Meridian.

Subject to: Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Modoc Point Irrigation District; Rights of the public in and to any portion of said premises lying within the limits of roads and highways; Easement created by instrument recorded March 17, 1923, in Book 59 at page 640, Deed Records, in favor of California Oregon Power Company; Easement created by instrument recorded October 15, 1957, in Book 295, at page 83, Deed Records, in favor of California Oregon Power Company.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 50,000.00
~~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 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 3d day of April, 1972
(SEAL) Harry E. Pearson (SEAL)
(SEAL) Dorothy E. Pearson (SEAL)

STATE OF OREGON, County of Klamath) ss. April 11th, 19 72
Personally appeared the above named Harry Elmo Pearson, aka Harry E. Pearson, and Dorothy E. Pearson, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

JAMES W. WESLEY
Notary Public for Oregon
My commission expires

Before me:

James W. Wesley
Notary Public for Oregon.
My commission expires 1-20-76

After recording return to:
W. L. Dickey, II
P.O. Box 691
Chiloquin, Oregon 97624

STATE OF OREGON,
County of Klamath) ss.

I certify that the within instrument was received for record on the 11th day of May, 1973, at 11:06 o'clock A.M., and recorded in book M 73 on page 5737 Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

By Hazel Drayle County Clerk-Recorder
Deputy

FEE \$ 2.00

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