

76623

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WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT William B. Thomas and Virginia C. Thomas,

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 M. Anderson and JoAnn M. Anderson,

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

A parcel of land located in the NE 1/4 of Section 9, Township 39 South, Range 10 E.W.M., more particularly described as follows:

Beginning at a 1/2 inch iron pipe on the Southerly line of Pine Grove Road and on the North-South center of Section line, said point being South 00°06' West a distance of 51.00 feet from the quarter corner common to Sections 9 and 4; thence continuing South 00°06' West a distance of 513.93 feet to a point; thence West 363.64 feet to the true point of beginning; thence South 69°35' West a distance of 170.84 feet; thence South 76°35' West a distance of 135.22 feet to an iron pin; thence North 00°06' East a distance of 154.27 feet to a one-half inch iron pin; said iron pin located on the Southerly right-of-way line of Pine Grove Road; thence North 76°36' East, along the Southerly right-of-way a distance of 99.16 feet to a 1/2 inch iron pin marking the beginning of a 10.4 degree curve left, having a chord which bears North 69°07' East and a chord length of 134.28 feet; thence Northeasterly along the arc of said curve a distance of 134.62 feet; thence South 27°25'02" East a distance of 149.99 feet to the point of beginning.

SUBJECT TO: Acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder; Easements and rights of way of record and apparent on the land; Reservations and restrictions contained in deed recorded March 1, 1963, in Deed Vol. 343, page 412, Records of Klamath County, Oregon.

Together with an undivided one half interest in and to a well and pump house situated on the east property line of this property.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 36,000.00. 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 15th day of May, 1973

(SEAL)

William B. Thomas (SEAL)

(SEAL)

Virginia C. Thomas (SEAL)

STATE OF OREGON, County of Klamath) ss. May 17th, 1973
Personally appeared the above named William B. Thomas and Virginia C. Thomas, husband and wife,

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

Before me;

S. V. Brown
Notary Public for Oregon.
My commission expires 11-12-74

After recording return to:

Klam Co. Title
0002/151 173

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 10 day of May, 1973, at 3:14 o'clock P.M., and recorded in book M. 73 on page 6048 Record of Deeds of said County.

Witness my hand and seal of County affixed.
WM. D. MILNE

By *Hazel Drayle* County Clerk-Recorder
Deputy

FFE \$ 2.00

THIS TRUST
JOHNFIRST FEDERAL
existing under the

The grantor
property in Klamath
A parcel
Range 10 E.W.M.
Beginning
Road and on the
00° 06' West a
Sections 9 and
513.93 feet to
ginning; thence
76° 35' West a
East a distance
on the Southerly
East, along the
inch iron pin marking
chord which bears
thence Northeasterly
thence South 27°
which said described real property
rents, issues, profits, water rights
taining to the above described
apparatus, equipment and fixtures,
loun, shades and built-in range
described premises, including
each agreement of the grantor
(\$26,000.00) Dollars
beneficiary or order and made
June

This trust deed shall further serve as a mortgage to secure the performance of the obligations herein provided for. If the indebtedness hereunder shall be paid in full, the beneficiary of said note or part of any part thereof may elect.

The grantor hereby covenants to defend and clear of all encumbrances and to execute and administer the same against the claims of all persons who

The grantor covenants and agrees to defend and clear of all taxes, assessments and other charges levied or assessed over this trust deed; to complete hereof or the date construction of said premises promptly and in good faith.