

A-23294

78694

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WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT GEORGE ARNOLD APPLGATE and SUSAN MARCIA APPLGATE,

husband and wife, hereinafter known as grantor s, for the consideration hereinafter stated have bargained and sold, and by these presents do grant, bargain, sell and convey unto

PAUL D. FERDERBER and GRACE E. FERDERBER,

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

Beginning at a point 100 feet, Westerly on the Northerly line of Tract 39, HOMEDALE, from the Northeast corner of Tract 39; thence Southwest parallel with the Southeast line of said Tract 39 to a point on the Southwest line of said Tract 39; thence Northwest along the Southwest line of said Tract 100.27 feet to a point; thence Northeast and parallel with the Southeast line of said tract 39 to a point on the Northeast line of said Tract 39; thence Southeast along the Northeast line of said Tract 39; 100 feet to the point of beginning, EXCEPTING THEREFROM that portion of said Tract 39 deeded to Klamath County by instrument recorded March 23, 1960, in Deed Volume 319 at page 679, for road purposes.

SUBJECT TO: Liens and assessments of Klamath Project and Enterprise Irrigation District, and regulations, easements, contracts, water and irrigation rights in connection therewith; Any unpaid charges or assessments of Enterprise Irrigation District; Rules, regulations, and assessments of South Suburban Sanitary District; Reservations in deed recorded June 28, 1935 on page 19 of Vol. 105 of Deeds, and in deed recorded on page 380 of Vol. 94 of Deeds, all records of Klamath County, Oregon; 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 \$ 18,500.00
~~Strike out the above when not applicable~~
 (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 grantor s 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 28th day of June 1973.

George Arnold Applegate (SEAL)
Susan Marcia Applegate (SEAL)

STATE OF OREGON, County of Klamath) ss. *July 2* 1973
 Personally appeared the above named George Arnold Applegate and Susan Marcia Applegate, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Shirley E. Miller
 Notary Public for Oregon. 8-5-75
 My commission expires

After recording return to:
Paul Ferderber
 4808 Harlow Dr.
K. Falm

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 9 day of July 1973 at 4:27 o'clock P.M. and recorded in book M-73 on page 8763 Record of Deeds of said County.

Witness my hand and seal of County affixed.
 Wm. D. Milne

By *Harold Hazell* County Clerk-Recorder
 Deputy

fee 2.00