

(W) WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT EVERETT L. LEACH and PATRICIA C. LEACH, 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

TERRY DEAN KOON and ROSALIE M. KOON,

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

A tract of land situated in the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 28, Twp. 39 S., R. 9, E.W.M., more particularly described as follows:

Beginning at a 5/8 inch iron pin on the West line of the said Section 28, being located South 00°01'40" West 251.50 feet from a 5/8 inch iron pin marking the Northwest corner of said Section 28; thence South 89°58'20" East 756.58 feet to a 5/8 inch iron pin; thence North 00°01'40" East parallel to the West line of said Section 28 a distance of 200.00 feet; thence North 89°58'20" West 756.58 feet to the West line of said Section 28; thence South 00°01'40" West 200.00 feet to the point of beginning, containing 3.47 acres, more or less, including that portion along the Westerly side lying within the Tingley Road right of way.

Subject to: Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Basin Improvement District, and subject to the terms and provisions of that certain instrument recorded July 24, 1970, in Vol. M-70, page 6187 as "Notice to persons intending to plat lands within the Klamath Basin Improvement District"; Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District; Rights of the public in and to any portion of said premises lying within the limits of roads and highways; Pumping Contract recorded July 30, 1928 in Vol. 82 at page 90, and to Pumping Contract recorded April 6, 1943, in Vol. 154 at page 259, (affects NW $\frac{1}{4}$ NW $\frac{1}{4}$); Easements and rights of way of record or apparent on the land, if any; and to real property taxes for fiscal year commencing July 1, 1973, which are now a lien but not yet payable.

NOTE: The above property has been granted special assessments for farm use, and when same is terminated it will be subject to additional ad valorem tax.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$44,500.00. 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 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 hand and seals this 11th day of July, 1973

(SEAL)

(SEAL)

STATE OF OREGON, County of Klamath ss. July 16, 1973.

Personally appeared the above named Everett L. Leach and Patricia C. Leach, husband and wife,

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

Before me:

JAMES W. WESLEY
Notary Public for Oregon
My commission expiresJames W. Wesley
Notary Public for Oregon
My commission expires 1-20-76After recording return to:
Mr. & Mrs. Terry Dean Koon

Rt. 1, Box 923B

Klamath Falls, Oregon

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 20th day of July, 1973, at 3:33 o'clock P.M., and recorded in book M-73 on page 9378 Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

By

Hazel Drayton

County Clerk-Recorder

Deputy

FEE \$ 2.00

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

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