

## WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

*123544*  
 This Indenture Witnesseth, THAT DONALD L. BARLEEN and SHIRLEY L. BARLEEN, 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 BEN O. RYAN and NORMA A. RYAN, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

A parcel of land situate in Lot 9, HOMELAND TRACTS No. 2, according to the official plat thereof on file in the records of Klamath County, Oregon.

Beginning at a one-half inch iron pin on the South line of said Lot 9, said point being South 89°53' East a distance of 320.00 feet from the Southwest corner of said Lot 9; thence South 89°53' East along the South line of said Lot 9 and the North line of Delaware Avenue a distance of 100.00 feet to a three-fourth inch iron pipe on the Southeast corner of said Lot 9; thence North 00°54' West along the East line of said Lot 9 and the West line of Patterson Street a distance of 90.00 feet to a three-fourth inch iron pipe on the Northeast corner of said Lot 9; thence North 89°53' West along the North line of said Lot 9 a distance of 100.00 feet to a one-half inch iron pin; thence South 00°54' East a distance of 90.00 feet to the point of beginning.

Subject to: Liens and assessments of Klamath Project and the Enterprise Irrigation District, and regulations, contracts, easements, water and irrigation rights in connection therewith; Any unpaid charges or assessments of the Enterprise Irrigation District; Rules, regulations, liens and assessments of the South Suburban Sanitary District; Reservations and restrictions contained in deed recorded April 17, 1942, in Deed Vol. 146, page 535, Records of Klamath County, Oregon; Easements and rights of way of record or apparent on the land; and to real property taxes for fiscal year commencing July 1, 1973, which are now a lien but not yet payable. The true and actual consideration paid for this transfer, stated in terms of dollars, is \$4,300.00. 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 seal this 9th day of August, 1973

(SEAL) *Donald L. Barleen* (SEAL)

(SEAL) *Shirley L. Barleen* (SEAL)

STATE OF OREGON, County of Klamath ) ss. August 9, 1973

Personally appeared the above named Donald L. Barleen and Shirley L. Barleen, husband and wife,

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

Before me:

*Deale Dannels*  
 Notary Public for Oregon.  
 My commission expires 9/22/73

After recording return to:  
*B. O. Ryan*  
*5995 Delaware*  
*K. Falls.*

STATE OF OREGON, }  
 County of Klamath } ss.

I certify that the within instrument was received for record on the 10 day of August, 1973, at 2:55 o'clock P. M., and recorded in book M-73 on page 10621 Record of Deeds of said County.

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

By *Hazel Dray* County Clerk-Recorder  
 Deputy

fee 2.00

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