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WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT BERNARD D. DOUGLAS and SANDRA D. DOUGLAS,

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 JAMES M. EVANS and REBECCA EVANS,

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

A tract of land lying in the Southeast quarter of the Northwest quarter of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, and being more particularly described as follows:

Beginning at an iron pin which is 30 feet North and 30 feet East of a brass plug marking the intersection of the centerline of the Klamath Falls-Lakeview Highway and a county road to the North and South along the Section line between Section 1 and 2, Township 39 South, Range 9, E. W. M.; thence East 1320.0 feet to an iron pipe marking the East boundary of a North-South Road (Patterson St.) and the South boundary of Simmers Avenue to the East; thence along the South boundary of said Simmers Avenue, North 88°55' East 330.0 feet; thence North 0°03' East 60.0 feet to an iron pipe on the North boundary of said Simmers Avenue to the true point of beginning of this description; thence North 0°03' East parallel to Patterson Street, 310.0 feet; thence North 88°55' East 55.0 feet; thence South 0°03' West 310.0 feet; thence South 88°55' West 55.0 feet, more or less, to the true point of beginning.

Said described parcel lies wholly within the Southeast quarter of the Northwest quarter of Section 1, Township 39 South, Range 9 East of the Willamette Meridian.

SUBJECT TO: Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District; Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District; Reservations and restrictions as set forth in deed recorded May 2, 1944, in Vol. 164 at page 408, Deed Records of Klamath County, Oregon; Reservations of right to take water from well as set forth in deed Vol. 344 at page 267, Deed Records; 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.

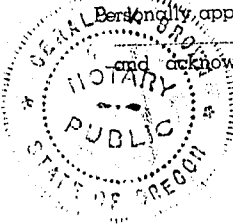
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 23,000.00.  
~~However, the actual consideration includes other property which is part of the consideration.~~  
(Strike out the above when not applicable)

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 hand s and seal s  
this 20th day of August, 1973

(SEAL) Bernard D. Douglas (SEAL)  
(SEAL) Sandra D. Douglas (SEAL)

STATE OF OREGON, County of Klamath ) ss. August 21st, 1973.  
Personally appeared the above named Bernard D. Douglas and Sandra D. Douglas,  
husband and wife,  
and acknowledged the foregoing instrument to be their voluntary act and deed.



Before me:

Gerald W. Brown  
Notary Public for Oregon. 11-12-74  
My commission expires

After recording return to:

2754 E  
2943 So 6th  
City

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 21st day of AUGUST, 1973, at 11:30 o'clock A. M., and recorded in book M-73 on page 11528. Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE County Clerk-Recorder  
By Hazel D. Hagil Deputy

FEE \$ 2.00