

A-23629 03-09427

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Vol. 73 Page 11764

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT RODDIS S. JONES and ANNE ORUM JONES, 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 RAYMOND L. KERCHER and DELORES F. KERCHER, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

A tract of land situated in the Southeast quarter of Section 23, Township 38 South, Range 8 East of the Willamette Meridian, more particularly described as follows: Beginning at a 2 inch pipe on the Easterly right of way line of State Secondary Highway No. 140, said point being the Southwest corner of that tract of land described in deed Volume 316, page 204 of the Klamath County Deed Records, said point also being the Northwest corner of Marina Park, a recorded subdivision; thence North 53°35'15" East 271.81 feet to a 1/2 inch iron pin, said point being the true point of beginning; thence North 11°43' West 277.23 feet to a 1/2 inch iron pin; thence North 78°17' East 446.00 feet to a 1/2 inch iron pin; thence continuing North 78°17' East 4 feet, more or less, to the shore line of Upper Klamath Lake; thence Southerly along the said shore line to a point that bears North 78°17' East from the true point of beginning; thence South 78°17' West 60 feet, more or less, to a 1/2 inch iron pin; thence continuing South 78°17' West 402.87 feet to the true point of beginning of this description.

Subject to: Rights of the Federal Government, the State of Oregon, and the general public in and to that part of the property described herein lying below the high water line of Upper Klamath Lake; Grant of Easement and Release to The California Oregon Power Company, recorded Sept. 9, 1925, in Deed Vol. 68, page 278, records of Klamath County, Oregon, relative to raising and/or lowering the waters of Upper Klamath Lake; Easements and rights of way of record or apparent on the land; Reservations, terms and provisions contained in easement recorded Aug. 27, 1971, in Vol. M71, page 9078, Microfilm Records of Klamath County, Oregon; 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 \$73,500.00. 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 hands and seals this 23d day of August, 1973

(SEAL) *Roddis S. Jones* (SEAL)
(SEAL) *Anne Orum Jones* (SEAL)

STATE OF OREGON, County of Klamath) ss. August 24, 1973
Personally appeared the above named Roddis S. Jones and Anne Orum Jones, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:
Frank J. Genovese
Notary Public for Oregon
My commission expires February 27, 1975

After recording return to:
1st Fed. 5/12
540 Main

STATE OF OREGON,)
County of Klamath) ss.
I certify that the within instrument was received for record on the 31st day of AUGUST 1973, at 2:26 o'clock P.M., and recorded in book M.73 on page 11764. Record of Deeds of said County.

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

Witness my hand and seal of County affixed.
W. D. MILNE
County Clerk-Recorder
By *Hazel Drane* Deputy
FEE \$ 2.00