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11798

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

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This Indenture Witnesseth, THAT HAROLD O. BEEMAN and MILDRED M. BEEMAN,
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
WILLIAM F. DIXON and MARY ALICE DIXON,
husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

Lot 16 of BAILEY TRACTS, EXCEPTING THEREFROM a portion of Lot 16 of BAILEY TRACTS, more particularly described as follows:

Beginning at the Northwest corner of said Lot 16; thence North 89°52' East along the Northerly line of said Lot a distance of 154.275 feet; thence in a Southerly direction on a line which is parallel with the West line of said lot a distance of 66.5 feet; thence Westerly along a line which is parallel with the North line of said lot a distance of 154.275 feet to the West line of said lot; thence Northerly along the said West line of said lot a distance of 66.5 feet to the point of beginning,

Subject to contract and/or lien for irrigation and/or drainage; easements and rights of way of record or apparent on the land, and to rules, regulations and assessments of South Suburban Sanitary District, and to taxes for fiscal year commencing July 1, 1973, which are now a lien but are not yet payable.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$21,000.00.
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 as 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 22nd day of August 19 73.

(SEAL) *Harold O. Beeman* (SEAL)

(SEAL) *Mildred M. Beeman* (SEAL)

STATE OF OREGON, County of Klamath) ss. August 22, 19 73.
Personally appeared the above named HAROLD O. BEEMAN and MILDRED M. BEEMAN,
husband and wife,
and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Barton E. Lean
Notary Public for Oregon.
My commission expires June 19, 1974.

After recording return to:

STATE OF OREGON,
County of Klamath } ss.

I certify that the within instrument was received for record on the 4th day of SEPTEMBER, 19 73, at 10:53 o'clock A.M. and recorded in book M 73 on page 11798 Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

By *Hazel Drazil* County Clerk-Recorder
Deputy

FEE \$ 2.00

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