

01-09463  
81976

A-23794

Vol. 73 Page 13142

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT HAROLD R. COOPER and PEGGY J. COOPER,

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

RALPH W. HAHN and RUTH M. HAHN,

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

A tract of land situated in Government Lots 1 and 6, Section 7, Township 40 South, Range 8 East of the Willamette Meridian, more particularly described as follows:

Beginning at the Southwest corner of said Lot 1; thence North along the West line of said Lot 1 a distance of 205.3 feet; thence East to the West right-of-way line of the Keno-Worden Road; thence Southeasterly along said right-of-way line to the South line of said Lot 6; thence West along the South line of said Lots 6 and 1 to the point of beginning. EXCEPTING THEREFROM any portion lying within Government Lot 6.

Subject to: Rights of the public in any portion of said premises included within the limits of any road or highway and rights of way for ditches and canals; 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 \$ 40,000.00  
~~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 hands and seals  
this 26th day of September, 19 73

(SEAL) *Harold R. Cooper* (SEAL)  
(SEAL) *Peggy J. Cooper* (SEAL)  
September 27, 19 73  
STATE OF OREGON, County of Klamath ) ss.  
Personally appeared the above named Harold R. Cooper and Peggy J. Cooper,  
husband and wife,  
and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

*James D. Bocchi*  
Notary Public for Oregon.  
My commission expires 10-25-74

After recording return to:

125 Federal S/L  
540 Main

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 28th day of Sept. 19 73, at 11:11 o'clock P. M., and recorded in book M73 on page 13142 Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE,

By *Lucia Anita* County Clerk-Recorder  
Deputy

FEE \$2.00