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28-6873

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WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT IVAN OLLIFFE and NORMA M. OLLIFFE, 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 BOBBY B. ROSS and DOROTHEA F. ROSS, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

A parcel of land situated in Section 1, Township 40 South, Range 9 East of the Willamette Meridian, being more particularly described as follows:  
Commencing at a railroad spike marking the Northeast corner of the SE $\frac{1}{4}$  of said Section 1; thence North 89°45'40" West along the North line of said SE $\frac{1}{4}$ , 30.00 feet to a 3/4 inch iron pin in the Westerly right of way line of Oregon State Highway No. 39; thence South 00°11'45" West along said Westerly right of way line, 457.31 feet to the Southerly right of way line of Klamath Irrigation District, No. 19 drain and the point of beginning for this description; thence continuing South 00°11'45" West along said highway right of way line 874.74 feet to a 5/8 inch iron pin; thence leaving said highway right of way line North 89°45'37" West along the South line of the NE $\frac{1}{4}$ SE $\frac{1}{4}$  of said Section 1, 1339.94 feet to the Easterly right of way line of said No. 19 drain; thence along said Easterly right of way line of No. 19 drain the following courses and distances: North 18°41'36" West, 481.11 feet; North 07°27'21" East, 327.34 feet; South 85°24'20" East, 249.91 feet; South 54°01'20" East, 307.20 feet; South 75°05'16" East, 622.54 feet; North 39°56'26" East, 547.45 feet to the point of beginning.

Subject to:

A 30.00 foot wide easement for the purpose of ingress and egress adjacent to and Southerly of the Southerly right of way line of said No. 19 drain and Northerly of the following described line: Commencing at a railroad spike marking the Northeast corner of said SE  $\frac{1}{4}$  of Section 1; thence North 89°45'40" West along the North line of said SE  $\frac{1}{4}$ , 30.00 feet to a 3/4 inch iron pin on the Westerly right of way line of Oregon State Highway No. 39; thence South 00°11'45" West along said Westerly right of way line 504.23 feet to a 5/8 inch iron pin marking the point of beginning for this description; thence leaving said Westerly right of way line South 39°56'26" West 530.49 feet to a 5/8 inch iron pin; thence North 75°05'16" West, 647.21 feet to a 5/8 inch iron pin; thence North 54°01'20" West, 304.33 feet to a 5/8 inch iron pin; thence North 85°24'20" West, 243.00 feet to a 5/8 inch iron pin at the Easterly right of way line of a branch of said No. 19 drain, the terminus of the above described easement.

*Ivan Olliffe* (SEAL)  
*Norma M. Olliffe* (SEAL)  
STATE OF OREGON, County of Klamath ) ss. October 15, 1973  
Personally appeared the above named *Ivan Olliffe and Norma M. Olliffe, husband and wife,*  
and acknowledged the foregoing instrument to be their voluntary act and deed.

JAMES W. WESLEY  
Notary Public for Oregon  
My commission expires

Before me:

*James W. Wesley*  
Notary Public for Oregon  
My commission expires 1-20-76

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 16 day of October, 1973, at 3:59 o'clock P. M., and recorded in book 13042 on page 13042 of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk—Recorder

By *Hazel Drayle*

Deputy

fee 4.00

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

After recording return to  
*Mrs. Mrs. Bobby B. Ross*  
*3026 La Verne*  
*Klamath Falls, Oregon*  
*97601*

Initial of  
different  
States at  
\$190.00  
or each  
successive  
and advances  
principal.



Subject to: Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District; 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.

Note: The above property has been granted special assessments for farm use, and when same is terminated it will be subject to additional ad valorem tax.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$39,900.00.  
~~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 10th day of October, 1973.

*Ivan Olliffe* (SEAL) (SEAL)

*Norma M. Olliffe* (SEAL) (SEAL)

STATE OF OREGON, County of Klamath ) ss. October 10, 1973  
 Personally appeared the above named Ivan Olliffe and Norma M. Olliffe, husband and wife,  
 and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

JAMES W. WESLEY  
 Notary Public for Oregon  
 My commission expires

*James W. Wesley*  
 Notary Public for Oregon  
 My commission expires 1-20-74

After recording return to  
*Mrs. Mrs. Betty B. Ross*  
*3026 La Verne*  
*Klamath Falls, Oregon*  
*97601*

STATE OF OREGON,  
 County of Klamath ) ss.

I certify that the within instrument was received for record on the 10 day of October, 1973, at 2:22 o'clock P. M., and recorded in book 13943 on page 13942. Record of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk—Recorder

By *Hazel Drayle*  
 fee 4.00 Deputy

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

initial  
 different  
 States at  
 \$190.00  
 of each  
 successive year  
 and advances  
 principal.