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Vol. 12 Page 15506

WARWANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT JOHN L. WILSON and JUNE E. WILSON, 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 DAVID T. WILLIAMS and DIANE B. WILLIAMS,

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

Beginning at the 5/8 inch iron pin marking the South quarter corner of said Section 13, Township 39 South, Range 9 East of the Willamette Meridian; thence East along the South line of said Section 13 a distance of 1919.79 feet; thence North a distance of 30.00 feet to a 5/8 inch iron pin on the North right of way line of the County Road known as Airway Drive; thence North 01°07'45" East a distance of 596.94 feet to a 5/8 inch iron pin on the Northerly line of a drain ditch, said point being the true point of beginning of this description; thence North 01°07'45" East a distance of 240 feet; thence South 88°45'40" East a distance of 490 feet; thence South 01°07'45" West a distance of 360 feet; thence North 88°45'40" West a distance of 120 feet more or less to a point; thence North 70°02'15" West a distance of 402.54 feet to the point of beginning.

EXCEPT THEREFROM that portion of said land conveyed to the United States of America for drain ditch purposes in deed recorded November 7, 1932, in Volume 99 at page 188.

TOGETHER WITH the following described easement:

A strip of land 60 feet in width lying between the Klamath Falls-Merrill State Highway and the South boundary line of property conveyed to John M. Anderson, et ux., in Deed Vol. M-68 at page 9276, said strip of land being 30 feet each side of and measured at right angles to the following described centerline: Beginning at a point on the Westerly right of way line of the Klamath Falls-Merrill State Highway, said point being East a distance of 2651.18 feet and North 0°35'40" East a distance of 384.90 feet from the South one fourth corner of said Section 13; thence North 66°37'54" West a distance of 268.83 feet to the South boundary line of the said Anderson property.

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; and to a Mortgage to First Federal Savings & Loan Association of Klamath Falls, Oregon, recorded May 18, 1973, in Book M-73, page 6041, which said Mortgage grantees expressly assume and agree to pay.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 42,533.81. 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 owner s 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 27th day of November, 1973

(SEAL)

(SEAL)

(SEAL)

(SEAL)

STATE OF OREGON, County of Klamath, ss. November 27, 1973. Personally appeared the above named John L. Wilson and June E. Wilson, husband and wife,

and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Sherald W. Brown
Notary Public for Oregon.
My commission expires 11-12-76

After recording return to:

STATE OF OREGON,
County of Klamath } ss.

I certify that the within instrument was received for record on the 27th day of NOVEMBER 1973 at 3:52 o'clock P.M., and recorded in book M-73 on page 15506. 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.
WM. D. MILNE

By Hazel Hagel County Clerk-Recorder
Deputy

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