

A-23952

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WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT DENNIS D. SEWALD, and BARBARA A. SEWALD

hereinafter known as grantor, for the consideration hereinafter stated
has bargained and sold, and by these presents do es grant, bargain, sell and convey unto
RICHARD DUNAGAN and SUZETTE DUNAGAN, husband and wife; and unto ROBERT N. SPRADLIN and
MARIE E. SPRADLIN,
husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

The South half of the Southwest quarter of Section 36, Township 37
South, Range 11½ East of the Willamette Meridian, and the Northwest
quarter of Section 1, Township 38 South, Range 11½ East of the
Willamette Meridian.

Subject to: Rights of the public in any portion of the herein
described premises lying within the limits of any road or highway;
Easements and rights of way of record or apparent on the land;
Notice of location of gas line shown by an instrument recorded
September 25, 1961, in Deed Vol. 332, page 471, Records of Klamath
County, Oregon; Mortgage to the Federal Land Bank of Spokane, re-
corded July 7, 1972, in Mortgage Vol. M72, page 7439, Microfilm
Records of Klamath County, Oregon, which said Mortgage, grantees
expressly assume and agree to pay according to the tenor thereof
as same becomes payable and the note accompanying it.

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

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said Richard
Dunagan and Suzette Dunagan, husband and wife, as tenants by the entirety as to an un-
divided one-half interest, and unto the said Robert N. Spradlin and Marie E. Spradlin,
husband and wife, as tenants by the entirety as to an undivided one-half interest.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$123,875.00
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 unto the said grantees, and
the said grantor do es hereby covenant, to and with the said grantees, and
their assigns, that he is the owner in fee simple of said premises; that they are free from
all incumbrances, except those above set forth,
and that he will warrant and defend the same from all lawful claims whatsoever,
except those above set forth.

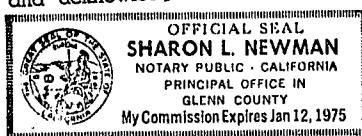
IN WITNESS WHEREOF, he has hereunto set his hand and seal
this 21st day of November, 1973

(SEAL)

(SEAL)

CALIFORNIA
STATE OF OREGON County of Glenn) ss. November 30, 1973
Personally appeared the above named Dennis D. Sewald, and Barbara A. Sewald

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



Before me:

Sharon L. Newman
Notary Public for Oregon, California (Sharon L. Newman)
My commission expires January 12, 1975

STATE OF OREGON,

County of KLAMATH

ss.

I certify that the within instrument was re-
ceived for record on the 21 day of DECEMBER
1973 at 4:07 o'clock P.M. and recorded in book
M 73 on page 16075 Record of Deeds of
said County.

Witness my hand and seal of County affixed.
WM. D. MILNE
County Clerk-Recorder

By

Handwritten signature
Deputy

FEE \$ 2.00

After recording return to:

Klamath Co. Title
P.O. Box 151
City

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

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