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WARRANTY DEED TO CREATE EST. BY THE ENTIRETY

This Indenture Witnesseth, THAT BULA H. KELSEY, a single woman,

hereinafter known as grantor, for the consideration hereinafter recited has bargained and sold and by these presents does grant, bargain, sell and convey unto JACK MULKEY and LEOTA MULKEY, husband and wife, the following described premises, situated in Klamath County, Oregon, to-wit:

A parcel of land situated in the SE $\frac{1}{4}$ of Section 10, Twp. 39 S., R. 9 E.W.M., more particularly described as follows:

Beginning at a 5/8 inch iron pin which is 1.5 feet North of an existing fence corner on the Westerly right-of-way line of Summers Lane, said point being S. 00°21'00" E. a distance of 163.75 feet from the iron axle marking the Southeast corner of "Summers Park" subdivision and said beginning point being South a distance of 2783.75 feet and West a distance of 30.00 feet from the Southeast corner of the NE $\frac{1}{4}$ of said Section 10 by the description of that property deeded from Franklin to Kelsey and described in Deed Volume 278, page 36, Klamath County Deed Records; thence S. 89°39'00" W. at right angles to Summers Lane and along the South line of said property deeded from Franklin to Kelsey and the Westerly extension of said line a distance of 306.47 feet to a 5/8 inch iron pin 0.4 feet Northwest of an existing fence corner; thence S. 00°14'00" W. a distance of 99.78 feet to a 5/8 inch iron pin 0.4 feet Southwest of an existing fence corner; thence S. 89°44'55" E. a distance of 307.50 feet to a 5/8 inch iron pin 0.4 feet South of an existing fence corner, said point being on the Westerly right-of-way line of Summers Lane; thence N. 00°21'00" W. along the Westerly right-of-way line of Summers Lane a distance of 103.00 feet to the point of beginning.

The above described parcel of land contains 0.71 acres with the bearings being based on the centerline of Summers Lane and the East line of the SE $\frac{1}{4}$ of said Section 10 as being N. 00°21'00" W.

SUBJECT TO: 1968-1969 real property taxes which are now a lien but not yet payable; Contract and/or lien for irrigation and/or drainage; Rules, regulations, liens and assessments of South Suburban Sanitary District; Easements and rights of way of record and apparent on the land.

The true and actual consideration for this transfer is \$ 40,000.00

The foregoing recitation of consideration is true as I verily believe.

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantees as an estate by the entirety. And the said grantor does hereby covenant, to and with the said grantees, and their assigns, that she is the owner in fee simple of said premises; that they are free from all incumbrances, except those above set forth, and that she will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, She has hereunto set her hand and seal
this 19th day of September, 19 68.

(SEAL)

Bula H. Kelsey (SEAL)

(SEAL)

STATE OF OREGON, County of Klamath) ss.
Personally appeared the above named Bula H. Kelsey, a single woman,
and acknowledged the foregoing instrument to be her voluntary act and deed.

From Office of
GANONG, GANONG & GORDON
First Federal Building
Klamath Falls, Oregon

Before me:

Notary Public for Oregon.
My commission expires February 27, 1971

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 28 day of Dec 19, 73, at 10:53 o'clock A.M., and recorded in book M-73 on page 16495 Record of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk-Recorder.

By

Deputy
2.00

Deputy

Return
First Federal
540 Main
Klamath Falls, Oregon
97601

DEC 28 10 53 AM 1973