

LA 0140343 TA 28-6421

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Vol. 74 Page 1057

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT WILLIAM E. BROCK, JR. and MELYN M. BROCK,

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

WILLIAM EARL AKINS and DeANN LYNN AKINS,

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

Beginning at the Northwest corner of Tract 10 in the Subdivision of Tracts 25 to 32, inclusive, of Altamont Ranch Tracts; thence South 88°58' East a distance of 174.12 feet to the true point of beginning of this description; thence continuing South 88°58' East a distance of 370 feet, more or less, to the East line of said Tract 10; thence South along the East line of Tract 10 440 feet, more or less, to a point; thence Westerly parallel with the Southerly boundary of said Tract 10, to the point of intersection with the Easterly line of Austin Street; thence North-westerly along the Easterly line of Austin Street, a distance of 160.59 feet, more or less, to a point; thence North 89°54' East 200 feet, more or less, to a point; thence North parallel to the East line of Tract 10 to the point of beginning.

Subject to: Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District; All contracts with the United States of America, Klamath Water Users Association and Klamath Irrigation District, relative to the reclamation and irrigation of said land, and all rights of way heretofore granted or in use for road, ditches and canals and easements therefor; and reserving to the grantor in deed recorded in Deed Vol. 89 at page 528 an easement and right of way for the purpose of constructing and maintaining an irrigation ditch along the boundary line or lines of the land hereinbefore described; Reservations as set forth in deeds recorded Sept. 20, 1944, in Book 169 at page 121, Deed Records, recorded Sept. 20, 1944, in Book 169 at page 123, Deed Records, and recorded Sept. 20, 1944, in Book 169 at page 125, Deed Records, Klamath County, Oregon; Warranty Clearance Easement in favor of United States of America recorded Sept. 1, 1964, in Vol. 355 at page 634; Easements and rights of way of record or apparent on the land.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$15,000.00. 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 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 17th day of January, 1974

(SEAL)

Melyn M. Brock

(SEAL)

(SEAL)

William E. Brock, Jr.

(SEAL)

STATE OF OREGON, County of Klamath, ss. January 30, 1974
Personally appeared the above named William E. Brock, Jr. and Melyn M. Brock, husband and wife,

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

Until a change is requested, all tax statements shall be sent to the following address:

4454 R - 2943 206th - City

Before me:

Sherald V. Brown
Notary Public for Oregon.
My commission expires 11-12-74

After recording return to:

4454 R

2943 206th

City

STATE OF OREGON,

County of Klamath

ss.

I certify that the within instrument was received for record on the 31 day of January, 1974, at 11:31 o'clock A.M., and recorded in book M. 74 on page 1057. Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

County Clerk-Recorder

By Hazel Deagle

Deputy

FEE \$ 2.00

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

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