

87658

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WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY 28-6576

This Indenture Witnesseth, THAT ALVIN EVANS KOHLER and MARJORIE ANN KOHLER,

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
EDWARD D. FISHER and KAY L. FISHER,

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

A portion of the SE 1/4 of Section 36, Township 24 South, Range 8 East of the Willamette Meridian, and being more particularly described as follows:

Beginning at the East quarter corner of Section 36, Twp. 24 South, Range 8, E.W.M.; thence West along the East-West centerline of Section 36, 227.1 feet to the Easterly right of way line of Dalles-California Highway; thence North 25°50' East 292 feet along said right of way; thence East 102.8 feet to East line of said Section 36; thence South 0°39' West 264.3 feet to the point of beginning.

Subject to: Reservations and restrictions as set forth in Deed recorded in Deed Vol. 23 at page 302; Agreement recorded Oct. 23, 1943, in Deed Vol. 159 at page 300, regarding right of way for the continued use and maintenance by the other truck roads, railroads and/or skid roads and telephone lines; said agreement was later modified by modification agreement recorded Feb. 29, 1952, in Vol. 253 at page 222; Reservations and restrictions as set forth in Deed recorded March 20, 1952, in Deed Vol. 253, page 525, together with all existing future of potential easement of access and all right of ingress, egress and regress to, from and between property conveyed and certain access right reserved Grantor; Indenture of access as set out in Deed Vol. 253 at page 525, as set out in Deed Vol. 285, page 232 and Vol. 286, page 229; Easements and rights of way of record or apparent on the land; Mortgage to United States of America, acting through the Farmers Home Administration U. S. Department of Agriculture, recorded Mar. 1, 1967, in M-67, page 1431, which said Mortgage grantees hereby expressly assume and agree to pay according to the tenor thereof as same becomes payable.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$22,402.31.
~~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 8th day of April, 1974.

Alvin Evans Kohler (SEAL)
Marjorie Ann Kohler (SEAL)
STATE OF OREGON, County of Deschutes) ss.
Personally appeared the above named Alvin Evans Kohler and Marjorie Ann Kohler,
husband and wife,
and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:
Julia B. Brown
Notary Public for Oregon
My commission expires MARCH 6 1977

After recording return to:
Mrs. Mrs. Edward D. Fisher
P.O. Box 117
CRESCENT, ORE 97501

From the Office of
GANNING, SEEMORE & COMPANY
638 Main Street
Klamath Falls, Oregon 97601

Until a change is requested, all tax
statements shall be sent to the following
address: P.O. Box 117
CRESCENT, ORE

STATE OF OREGON,) ss.
County of KIAMATH

I certify that the within instrument was received for record on the 11th day of APRIL 1974, at 4:58 o'clock P. M., and recorded in book 14502 on page 4502. Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE County Clerk—Recorder
By *Theresa L. Wenzel* Deputy
FEE \$ 2.00