

87678

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

Vol. 74 Page 4541

This Indenture Witnesseth, THAT ROY G. McDONALD and LARUE McDONALD, 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

STEPHEN P. HALL and SHARON L. HALL,

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

A parcel of land lying in the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 36, Township 38 South, Range 9 East of the Willamette Meridian, more particularly described as follows: Beginning at a point on the Easterly line of First Addition to Moyina, said point being North 0°16' West 120.00 feet from the Southeasterly corner of said First Addition to Moyina; thence North 0°16' West 85.86 feet along the Easterly line of said First Addition to Moyina to a point; thence North 89°44' East 120.00 feet to a point; thence South 0°16' East 85.86 feet to a point; thence South 89°44' West 120.00 feet to the point of beginning.

Subject to: Rules, regulations, liens, assessments, contracts, right of way, easements, and any and all obligations created or imposed upon or affecting said premises by the First Addition to Moyina Improvement District; Rules, regulations, liens and assessments of South Suburban Sanitary District; Easements and rights of way of record or apparent on the land; Reservations set forth in an instrument recorded Feb. 27, 1969, in Vol. M69, page 1556, Records of Klamath County, Oregon.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$31,750.00. 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 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 2nd day of April, 1974.

(SEAL) Roy G. McDonald (SEAL)

(SEAL) Larue McDonald (SEAL)

STATE OF OREGON, County of Klamath) ss. April 12, 1974

Personally appeared the above named Roy G. McDonald and Larue McDonald, husband and wife,

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

Before me:

Frank L. Proulx
Notary Public for Oregon
My commission expires February 27, 1975

After recording return to:

151 Federal
540 Main
City

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

Until a change is requested, all tax statements shall be sent to First Federal Savings and Loan Association, 540 Main St., Klamath Falls, Oregon 97601.

STATE OF OREGON,
County of Klamath) ss.

I certify that the within instrument was received for record on the 12th day of April, 1974, at 12:52 o'clock P.M., and recorded in book M74 on page 4541. Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

By Lucie Antela County Clerk-Recorder
Deputy

FEE \$2.00

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