

88727

28-0117

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WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT GEORGE MARION GRIEB and GLADYS ELVA GRIEB,

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 DUANE GRIEB and DJUANNA GRIEB,

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

All of their right, title and interest in and to the following:

The SW $\frac{1}{4}$  of the NW $\frac{1}{4}$ , the SE $\frac{1}{4}$  of the NW $\frac{1}{4}$ , the S $\frac{1}{2}$  of the S $\frac{1}{2}$  of the NE $\frac{1}{4}$  of the NW $\frac{1}{4}$ , the S $\frac{1}{2}$  of the S $\frac{1}{2}$  of the NW $\frac{1}{4}$  of the NW $\frac{1}{4}$  of Section 13, Township 40 South, Range 9 East of the Willamette Meridian.

EXCEPTING THEREFROM that portion conveyed to the United States of America by deed dated December 7, 1949, recorded November 2, 1951, on page 618 of Volume 250 of Deeds, Records of Klamath County, Oregon.

Subject to: Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Basin Improvement District, and subject to the terms and provisions of that certain instrument recorded July 24, 1970, in Vol. M-70 at page 6187 as "Notice to Persons Intending to Plat Lands within the Klamath Basin Improvement District; Easements and rights of way of record or apparent on the land; and to a Mortgage to the Federal Land Bank of Spokane, recorded Feb. 8, 1968, in M-68 at page 1025, which said Mortgage grantees expressly assume and agree to pay; Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Klamath Irrigation District. Note: The above property has been granted special assessments for farm use, and when same is terminated it will be subject to additional ad valorem tax.

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 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 9th day of May, 1974.

(SEAL) *George Marion Grieb* (SEAL)

(SEAL) *Gladys Elva Grieb* (SEAL)

STATE OF OREGON, County of Klamath ) ss. May 9th, 1974  
Personally appeared the above named George Marion Grieb and Gladys Elva Grieb, husband and wife,  
and acknowledged the foregoing instrument to be their voluntary act and deed.

JAMES W. WESLEY  
Notary Public for Oregon  
My commission expires

Before me:

*James W. Wesley*  
Notary Public for Oregon  
My commission expires 1-20-78

After recording return to:

*Mr. & Mrs. Duane Grieb*

*Rt. 1, Box 863*

*Klamath Falls, Oregon 97601*

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

Until a change is requested, all tax statements shall be sent to the following address:  
Rt. 1, Box 863, Klamath Falls, Oregon 97601.

STATE OF OREGON,

County of Klamath

ss.

I certify that the within instrument was received for record on the 10th day of May, 1974, at 3:52 o'clock P. M., and recorded in book M74 on page 5838 Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE,

County Clerk-Recorder

Deputy

FEE \$2.00