

90062

28-6655

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

Vol. 17 Page 7480

This Indenture Witnesseth, THAT CHARLES McCAMBRIDGE and CECILIA McCAMBRIDGE,
 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
 MARION H. OWENS and LUCILLE M. OWENS,
 husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

That part of the N $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 21, Township 39 South, Range 9 East of the
 Willamette Meridian, which lies North of the U.S.R.S. Lost River Diversion Channel; less
 a strip 30 feet wide off West side of NW $\frac{1}{4}$ of said Section deeded to Klamath County,
 Oregon, by Fritz R. Hauger and wife, by Deed dated July 27, 1920, and recorded February
 15, 1926, in Book 69, page 287 of said Deed Records and less that portion described in
 Order No. 4253 of the District Court of the United States for the District of Oregon,
 entitled: "Judgment of Declaration of Taking and Order Granting Possession", recorded in
 Book 229 at page 308 of Klamath County, Oregon, Deed Records.

EXCEPTING THEREFROM a piece or parcel of land beginning at a point that is 124 feet South
 of the section corner common to Sections 16, 17, 20 and 21 and on the West side of Section
 21; thence East at right angles to said West section line 440 feet to a point; thence
 South 400 feet and parallel to the West line of said Section 21 to a point; thence West
 440 feet, more or less, and at right angles to the West line of said Section 21 to the
 West line of Section 21; thence North along the said West line of said Section 21, 400
 feet, more or less, 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; Regulations, including
 levies, assessments, water and irrigation rights and easements for ditches and canals, of
 Klamath Basin Improvement District; subject to the terms and provisions of that certain
 instrument recorded July 24, 1970, in Vol. M70, page 6187 as "Notice to persons intending
 to plat lands within the Klamath Basin Improvement District; Conditions and restrictions
 set forth in that certain deed recorded Aug. 11, 1909, in Deed Book 27, page 304; Reser-
 vations in Deed recorded April 18, 1912, in Deed Book 37, page 166; Easements and rights
 of way of record and apparent on the land, if any.

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 \$ 25,000.00
 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 24th day of April, 1973

(SEAL) Charles McCambridge (SEAL)

(SEAL) Cecilia McCambridge (SEAL)

STATE OF OREGON, County of Klamath) ss. April 24, 1973
 Personally appeared the above named Charles McCambridge and Cecilia McCambridge,
 husband and wife,

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

Before me:

Glen M. Fahey
 Notary Public for Oregon
 My commission expires 2-5-77

After recording return to:

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instrument was re-
 ceived for record on the 17th day of June
 1974, at 3:46 o'clock P.M., and recorded in book
 M 74 on page 7480 Record of Deeds of
 said County.

From the Office of
 GANONG, SISEMORRI & ZIMSKY

538 Main Street
 Klamath Falls, Oregon 97601

Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk-Recorder

Deputy

after recording return to:
 Mr. & Mrs. Marion H. Owens
 Rt. 1 Box 727
 Klamath Falls, Oregon 97601

RECORDED
 Klamath Falls, Oregon
 JUNE 17 1974
 CLERK OF COUNTY