

91286

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WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT WOODROW W. CAVE and ROBERTA E. CAVE,

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 DALE W. WALDREN and BEVERLY ANN WALDREN,

husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit: A tract of land situated in Section 31, Township 39 South, Range 10 East of the Willamette Meridian, more particularly described as follows:

Beginning at the Northwest corner of HENLEY ACRES, a duly recorded subdivision, said point being located South 00°18'20" West 914.27 feet and North 88°42'20" East 26.34 feet from the Northwest corner of said Section 31, said point being on the Easterly right of way line of State Highway No. 39; thence North 88°42'20" East along the Northerly line of said Henley Acres 700.10 feet, more or less, to the Westerly right of way line of the U.S.B.R. Drain; thence Northerly along said Westerly drain right of way line to the Southerly right of way line of the U.S. B.R. diversion canal; thence Westerly along the said Southerly right of way line of the said diversion canal to the Easterly right of way line of the said highway; thence Southerly along the Easterly right of way line of said highway 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; Rights of the public in and to any portion of said premises lying within the limits of roads and highways; Waiver of riparian rights as set forth in an instrument dated October 17, 1909, recorded October 19, 1902 from E. S. Phillips, et ux., to United States of America in Deed Volume of 25 at page 185; Mortgage, including the terms and provisions thereof, recorded August 5, 1965 in Mortgage vol. M-65 at page 655, which mortgage Grantees do not assume and Grantors agree to hold them harmless therefrom; and taxes for fiscal year commencing July 1, 1974 which are now a lien but not yet payable.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 62,500.00
~~However, no consideration shall be paid for this transfer if the property is transferred to the grantee(s) (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 heirs, that they are the owners of the same in fee simple of said premises; that they are free from all incumbrances, except those above stated, and that they will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, We have hereunto set our hand and seal this 22nd day of July 1974

Woodrow W. Cave (SEAL)
Roberta E. Cave (SEAL)

STATE OF OREGON, County of Klamath) ss. July 23, 1974
 Personally appeared the above named Woodrow W. and Roberta E. Cave

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

Before me:

Elmer J. Hume
 Notary Public for Oregon
 My commission expires 11-2-75

After recording, return to:

615

STATE OF OREGON

County of Klamath

ss.

Until a change is requested, all tax statements shall be sent to the following name and address:
 Rt. 2, Box 571
 Klamath Falls, Oregon 97601

I certify that the within instrument was received for record on the 23rd day of July 1974, at 2:51 o'clock P.M., and recorded in book 1171 on page 9046. Record of Deeds of said County.

Witness my hand and seal of County attested.

From the Office of
 CLARENCE A. BEMORE

County Clerk-Recorder

Klamath Falls, Oregon 97601

Deputy