

92478

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY 88-7399

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This Indenture Witnesseth, THAT RONALD E. PHAIR and LORRAYNE PHAIR, 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

CLARENCE HERBERT YOUNG and VIRGINIA M. YOUNG,

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

The South 125 feet of the North 400 feet as measured along the East and West lines of the following described property:

A tract of land situated in the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Sec. 14, Twp. 39 S.R. 9 E.W.M., more particularly described as follows:

Beginning at a point on the East boundary of Homedale Road, said point being North 89°48' East a distance of 30.0 feet and South 0°10' East a distance of 822.0 feet from the Northwest corner of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 14; thence South 0°10' East along the East boundary of Homedale Road a distance of 524.8 feet to the North boundary of Airway Drive; thence South 89°41' East along the North boundary of Airway Drive a distance of 350 feet; thence North 0°10' West parallel with Homedale Road a distance of 527.8 feet; thence South 89°48' West a distance of 350.0 feet, more or less, to the point of beginning,

Subject to contract and/or lien for irrigation and/or drainage; easements and rights of way of record or apparent on the land; and to taxes for fiscal year commencing July 1, 1974 which are now a lien but are not yet payable.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 4500.00.

~~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 owner s in fee simple of said premises; that they are free from all incumbrances, except as 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 hand s and seal this 28th day of August 19 74.

(SEAL)

Ronald E. Phair (SEAL)

(SEAL)

Lorrayne Phair (SEAL)

STATE OF OREGON, County of Klamath) ss. August 28, 19 74
Personally appeared the above named Ronald E. Phair and Lorrayne Phair, husband and wife,

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

Before me:

Carl K. Lynn
Notary Public for Oregon.
My commission expires April 4, 1975

After recording return to:
Ganong & Sisemore, 540 Main

STATE OF OREGON,

County of Klamath

ss.

I certify that the within instrument was received for record on the 29th day of AUGUST, 1974, at 10:45 o'clock A.M., and recorded in book 74 on page 10554 Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

County Clerk-Recorder

By *Alfred J. J. J.*

Deputy

FEE \$ 2.00

From the Office of
GANONG & SISEMORE
San Martin Street
Klamath Falls, Oregon 97601

AUG 23 1974