

92571

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT JAMES W. RUTTER and M. WANDA RUTTER, husband

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and wife, hereinafter known as grantors, for and in consideration of the sum of - - - - - Ten and 00/100 - - - - - Dollars, to them paid, have bargained and sold, and by these presents do grant, bargain, sell and convey unto George A. Gheller and Helen Gheller, husband and wife, the following described premises, situated in Klamath County, Oregon, to-wit:

That portion of Tract No. 5 of Townsend Tracts described as follows:

Beginning at the Northwesterly corner of Tract No. 5; thence South along the West line of said Tract 245.6 feet; thence East along the South line of said Tract, 80 feet; thence North and parallel with the East line of said Tract to the North line of Tract no. 5; thence Northwesterly along the North line of said Tract to the place of beginning;

SUBJECT TO: Contracts and/or liens for irrigation and/or drainage of Klamath Irrigation District; Rules, regulations, liens and assessments of South Suburban Sanitary District; easements and rights of way of record and those apparent on the land, if any; 1962-63 real property taxes.

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 29th day of October 1962.

California
STATE OF OREGON, ss.
County of Klamath
Notary

James W. Rutter (SEAL)
M. Wanda Rutter (SEAL)
(SEAL)
(SEAL)

BE IT REMEMBERED, That on this 31st day of October A. D. 1962, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named James W. Rutter and M. Wanda Rutter, husband and wife, who are known to me to be the identical persons described in and who executed the within instrument, and acknowledged to me that they executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal the day and year last above written.

From Office of
GANONG & GANONG
First Federal Building
Klamath Falls, Oregon

Louise A. Loughridge
Notary Public for Oregon, California
LOUISE A. LOUGHRIDGE
My Commission Expires 6-15-64

George A. Gheller
607 High St.
City

STATE OF OREGON; COUNTY OF KLAMATH; ss.

And for record at request of *George Gheller*

this 30th day of August A. D. 1974 at 4:26 P. M., and

duly recorded in Vol. 1174, of Deeds on Page 11679

W. D. MILNE, County Clerk

By [Signature]
fee 2.00

tax at same as above.