

93028

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## WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT RICHARD DUNAGAN and SUZETTE DUNAGAN, husband and wife, and ROBERT N. SPRADLIN and MARIE SPRADLIN, 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 ROBERT V. WALKER and MARCHETA L. WALKER, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

The South half of the Southwest quarter of Section 36, Township 37 South, Range 11½ East of the Willamette Meridian, and the Northwest quarter of Section 1, Township 38 South, Range 11½ East of the Willamette Meridian.

Subject to: Rights of the public in and to any portion of the herein described premises lying within the limits of any road or highway; Notice of location of gas line shown by instrument recorded Sept. 25, 1961, in Deed Vol. 332, page 471, records of Klamath County, Oregon; Reservations, restrictions, easements and rights of way of record or apparent on the land, if any; real property taxes for fiscal year commencing July 1, 1974, which are now a lien but not yet payable; and to a Mortgage to The Federal Land Bank of Spokane, recorded July 7, 1972, in Vol. M72, page 7439, Microfilm Records of Klamath County, Oregon; and to a Mortgage to Dennis D. Sewald and Barbara A. Sewald, recorded Dec. 14, 1973, in Vol. M73, page 16076, Microfilm Records of Klamath County, Oregon, which two above described Mortgages grantees hereby expressly assume and agree to pay according to the tenor thereof as same becomes payable and the note accompanying it.

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 \$160,000.00. 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 6th day of September 1974.

*Robert N. Spradlin* (SEAL) *Richard Dunagan* (SEAL)  
*Marie L. Spradlin* (SEAL) *Suzette Dunagan* (SEAL)  
 CALIFORNIA

STATE OF OREGON, County of Riverside ) ss. September 10th, 1974  
 Personally appeared the above named Richard Dunagan and Suzette Dunagan, husband and wife, and Robert N. Spradlin and Marie Spradlin, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.



Before me:

*Mary M. Flake*  
 Notary Public for California,  
 My commission expires June 25, 1976

After recording return to:  
*Robert V. Walker*  
*Rt. 1, Box 240*  
*Bonanza, Ore. 97623*

STATE OF OREGON,  
 County of Klamath ) ss.

I certify that the within instrument was received for record on the 10 day of Sept, 1974, at 11:05 o'clock A.M., and recorded in book 1174 on page 12256 Record of Deeds of said County.

Witness my hand and seal of County affixed.

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

Until a change is requested, mail all tax state-By *Barry B. B...* County Clerk—Recorder  
 ments to grantees, Rt. 1, Box 240, Bonanza, Ore. 97623 Deputy