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28-7285

13937

## WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

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This Indenture Witnesseth, THAT HARRY R. WAGGONER and NORMA E. WAGGONER, 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

WARREN M. SOHRAKOFF and JANICE M. SOHRAKOFF,

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

The East 550 feet, lying South of the Sprague River, of the E $\frac{1}{2}$ NW $\frac{1}{4}$  of Section 20, Township 36 South, Range 13, E. W. M., EXCEPTING THEREFROM the East 165 feet of said E $\frac{1}{2}$ NW $\frac{1}{4}$  of said Section 20.

Subject to: Rights of the public in and to any portion of said premises lying within the limits of roads and highways, particularly eighty foot right of way of Highway 66 as disclosed by certificate recorded July 1, 1959, in Volume 313 at page 591; and shown in Land Status Report recorded in Volume 307 at page 111; Right of Way to California Oregon Power Company as disclosed by Land Status Report recorded in Volume 307 at page 111; any visible easements for railroads or utilities visible on the ground and any existing facilities actually constructed by United States of America, as provided for in Land Status Report recorded in Volume 307 at page 111; Right of Way for roadway recorded May 12, 1966, in M-66 at page 5178, conveyance of right of way made by instrument recorded June 4, 1966, in M-66 at page 6157;

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 27,000.00  
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 seal this 1st day of April, 1972

*Norma E. Waggoner* (SEAL)

(SEAL)

*Harry R. Waggoner* (SEAL)

(SEAL)

STATE OF OREGON, County of Klamath ) ss. December 10th, 1972

Personally appeared the above named Harry R. Waggoner and Norma E. Waggoner, husband and wife,

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

Before me:

*L. Russell Huston*  
Notary Public for Oregon.  
My commission expires 10/19/75

After recording return to:

*Transamerica Judy*  
*W. Jones*

STATE OF OREGON,

County of KIAMATH ) ss.

I certify that the within instrument was received for record on the 25th day of October 1974, at 10:53 o'clock A.M., and recorded in book M. 14 on page 13937. Record of Deeds of said County.

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

Witness my hand and seal of County affixed.

WM. D. MILNE

By *Alazel Orangel* County Clerk-Recorder  
Deputy

FEE \$ 2.00