

A-24418

94358

Vol. 74 Page 14091

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT DAVE WEYLER,

hereinafter known as grantor for the consideration hereinafter stated
has bargained and sold, and by these presents does grant, bargain, sell and convey unto
FRANCIS P. VERLING and JANE E. VERLING,

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

Block 4 of Hodges Addition to the City of Merrill, according to the official plat thereof on file in the records of Klamath County, Oregon, saving and excepting therefrom the Southerly 112.50 feet thereof.

Tract 18 of Merrill Tracts, according to the official plat thereof on file in the records of Klamath County, Oregon, saving and excepting therefrom the Southerly 442.50 feet thereof.

That portion of the NW 1/4 of Section 2, Township 41 South, Range 10 E.W.M., lying between the Easterly right of way line of the K.I.D. Drain as recorded in Deed Vol. 43, page 239, and the Westerly right-of-way line of the Great Northern Railway Co. right-of-way recorded October 13, 1932, in Deed Vol. 99, page 109, records of Klamath County, Oregon.

Subject to: Acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder; Liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, contracts, easements, water and irrigation rights in connection therewith; Acceptance of Terms and Conditions of Reclamation Extension Act recorded Nov. 11, 1914, in Book 43, page 40, Deed Records of Klamath County, Oregon (affects that portion of the property described herein lying in Merrill Tracts and Hodges Addition to Merrill); Acceptance of Terms and Conditions of Reclamation Extension Act recorded Nov. 16, 1914, in Book 43, page 72, Deed Records of Klamath County, Oregon (affects NW 1/4 Sec. 2); Easements and rights of way of record or apparent on the land.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$14,270.00
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 grantor does hereby covenant, to and with the said grantees, and their assigns, that he is the owner in fee simple of said premises; that they are free from all incumbrances, except those above set forth, and that he will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, he has hereunto set his hand and seal
this 25th day of October 1974

(SEAL) Dave Weyler (SEAL)

(SEAL) By Clover M. Falvey (SEAL)
his attorney-in-fact

STATE OF OREGON,

County of Klamath

ss.

On this the 25th day of October, 1974 personally appeared
Clover M. Falvey
who, being duly sworn (or affirmed), did say that she is the attorney in fact for Dave Weyler
and
that she executed the foregoing instrument by authority of and in behalf of said principal; and she acknowledged said instrument to be the act and deed of said principal.

(Official Seal)

Before me:

Shirley Rannels
(Signature)

Notary Public for Oregon

My Commission Expires: 9/23/77

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of KLAMATH COUNTY TITLE CO

this 30th day of OCTOBER A.D., 1974 at 12:30 o'clock P.M., and duly recorded in

Vol. M 74 of DEEDS on Page 14091

Ret: Francis P. Verling
PO Box 555, Merrill, Ore. FEE \$ 2.00

WM. D. MILNE, County Clerk
By *W. D. Milne* Deputy