

95550

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

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This Indenture Witnesseth, THAT JAMES E. TEMPLETON and ELLEN ROSE TEMPLETON,  
 husband 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  
 ALBERT ANTHONY LANG and JODIE MERL LANG,  
 husband and wife, the following described premises, situated in Klamath County, Oregon, to-wit:

S $\frac{1}{2}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$ ; S $\frac{1}{2}$ NE $\frac{1}{4}$ ; S $\frac{1}{2}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$  and S $\frac{1}{2}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$ ; lying East of the center thread of Sprague  
 River, all in Section 31, Twp. 35 South, Range 10 East of the Willamette Meridian.

SUBJECT TO: Acreage and use limitations under provisions of the United States Statutes  
 and regulations issued thereunder; All contracts, water rights, proceedings, taxes and  
 assessments relating to irrigation, drainage and/or reclamation of said lands, and all  
 rights of way for roads, ditches, canals and conduits, if any of the above there may be;  
 Rights of the public in and to any portion of said premises lying within the limits of  
 public roads and highways; Rights of Governmental bodies, if any, in and to that portion  
 of the herein described property lying below the high water mark of the Sprague River;  
 Reservations, including the terms and provisions thereof, as set forth in Land Status  
 Report recorded January 13, 1959, in Deed Vol. 308 at page 463, and recorded in Deed  
 Vol. 308 at page 539; Right of Way Agreement, including the terms and provisions thereof,  
 between Vincent Bodner, et ux, and Pacific Gas Transmission Company, a California cor-  
 poration, recorded Feb. 21, 1960, in Deed Vol. 319 at page 569, and Notice of Location  
 of said gas line, recorded Sept. 21, 1961, in Deed Vol. 332, at page 346.

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 4th day of May, 1966.

*James E. Templeton* (SEAL)  
*Ellen Rose Templeton* (SEAL)  
 (SEAL)  
 (SEAL)

STATE OF OREGON, County of Klamath ) ss. May 6, 1966  
 Personally appeared the above named James E. Templeton and Ellen Rose Templeton,  
 husband and wife,  
 and acknowledged the foregoing instrument to be their voluntary act and deed.

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

Before me:  
*Hella Dehlinger*  
 Notary Public for Oregon.  
 My commission expires Aug 20, 1969

STATE OF OREGON, } ss.  
 County of KLAMATH }  
 I certify that the within instrument was received  
 for record on the 9th day of DECEMBER  
 1974, at 2:45 o'clock P. M., and recorded in book  
 M-74 on page 15648. Record of Deeds of  
 said County.

Witness my hand and seal of County affixed.

WM. D. MILNE  
 County Clerk-Recorder.  
 By *Chapman K. Brothman* Deputy  
 FEE \$2.00

Return  
 Enver Baggoy  
 260 main  
 City

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