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WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

Vol. 75 Page 631

This Indenture Witnesseth, THAT FRANK E. McBAIN and BETTY J. McBAIN, husband and wife, hereinafter known as grantor s, for the consideration hereinafter stated have bargained and sold, and by these presents do grant, bargain, sell and convey unto RECTOR GRIFFITH, JR. and MARGARET D. GRIFFITH, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

That portion of the NW $\frac{1}{4}$ SW $\frac{1}{4}$ lying Northeasterly from the Northeast Right of Way of the Sprague River Highway, Section 25, Township 36 South, Range 11 East of the Willamette Meridian.

Subject to: Reservations of all subsurface rights, except water, to the heirs of Lizzie Copperfield, including the terms and provisions thereof, set out in Patent recorded December 17, 1957, in Volume 296 at page 290, omitting restrictions herein, if any, based on race, color, religion or national origin, (affects all the W $\frac{1}{4}$ SW $\frac{1}{4}$, Sec. 25, Twp. 36 S., R. 11, E.W.M.); ~~Fire Roads Right of Way, including the terms and provisions thereof, as set out in Patent recorded December 17, 1957 in Volume 296 at page 290, (affects all the W $\frac{1}{4}$ SW $\frac{1}{4}$, Sec. 25, Twp. 36 S., R. 11, E.W.M.).~~ R 8 2 m.b.d.

RECEIVED JAN 10 1975

9:00 am

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 1,995.00. 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 s do hereby covenant, to and with the said grantees, and their assigns, that they are the owner s 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 hand s and seal s this 12th day of June, 19 70

(SEAL)

(SEAL)

(SEAL)

(SEAL)

STATE OF OREGON, County of Klamath ss. June 25, 19 70
Personally appeared the above named Frank E. McBain and Betty J. McBain, husband and wife,
and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Notary Public for Oregon.

My commission expires Aug 20, 1973

After recording return to:

STATE OF OREGON,

Rector Griffith, Jr and Margaret D. Griffith

County of KLAMATH ss.

2540 Grass Valley Hwy. Space 105

Auburn, Calif 95603

From the Office of
GANONG, GANONG & GORDON
First Federal Building
Klamath Falls, Oregon 97601

I certify that the within instrument was received for record on the 12th day of JANUARY, 1975, at 9:00 o'clock A. M., and recorded in book 75 on page 631 Record of Deeds of said County.

Witness my hand and seal of County affixed.

W. D. HILNE

By Gayle L. Hagie County Clerk-Recorder

Deputy

FEE \$ 2.00