

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT FLOYD A. BOYD; and JACK R. CHAPMAN and JOANNAH M.

CHAPMAN, 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

WAYNE A. AKINS and GAIL AKINS,

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

The following described real property as situated in the N $\frac{1}{2}$  of Section 20, Township 39 South, Range 11 $\frac{1}{2}$  East of the Willamette Meridian, also being described as Lot 1 of Parcel No. 2 of Survey 1447 more particularly described as follows:

Beginning at the Northeast corner of said Section 20; thence South 00°41'55" East along the East line of said Section 20 a distance of 1840.14 feet; thence West 1413.96 feet; thence North 60°21'40" West 926.98 feet to the true point of beginning; thence continuing North 60°21'40" West 300 feet; thence South 29°38'20" West 750 feet; thence South 60°21'40" East 300 feet; thence North 29°38'20" East 750 feet to the true point of beginning.

Subject to: Taxes for fiscal year commencing July 1, 1972, which are now a lien but not yet payable; Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District; Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Basin Improvement District, and subject to the terms and provisions of that certain instrument recorded July 24, 1970, in Volume M-70 at page 6187, as "Notice to persons intending to Plat Lands within the Klamath Basin Improvement District"; Rights of the public in and to any portion of the above described property lying within the limits of roads and highways; Easements and rights of way of record and those apparent on the land, if any.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$5,000.00. 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 10th day of October, 1972.

*Jack R. Chapman* (SEAL) *Floyd A. Boyd* (SEAL)  
*Joannah M. Chapman* (SEAL) (SEAL)

STATE OF OREGON, County of Klamath, ss. October 26, 1972.  
Personally appeared the above named Floyd A. Boyd; and Jack R. Chapman and Joannah M. Chapman, husband and wife,  
and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

*Stella Wehlinger*  
Notary Public for Oregon.  
My commission expires Aug. 20, 1973.

After recording return to: Tax Stmt To:  
Mr. & Mrs. Wayne A. Akins  
14696 Valley Blvd.  
Fontana, Calif. 92335

STATE OF OREGON,  
County of Klamath } ss.

I certify that the within instrument was received for record on the 15th day of September 1975, at 3:15 o'clock P.M., and recorded in book M75 on page 10970. Record of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne  
By *Andy Bickel* County Clerk-Recorder  
Deputy

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

Fee \$3.00

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