

9454  
 VM-38-10110-3

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WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT Jack R. Chapman and Joannah M. Chapman, husband and wife, and Floyd A. Boyd,

hereinafter known as grantors, for the consideration hereinafter stated have bargained and sold, and by these presents do

grant, bargain, sell and convey unto Michael Vickery and Jo E. Vickery, 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 $\frac{1}{2}$  E. W. M., ALSO being described as Lot 7 of Parcel 1 of Survey 1447 and more particularly described as follows:

Beginning at the Northeast corner of said Sec. 20; thence South 00°41'55" East along the East line of said Sec. 20 a distance of 1840.14 feet; thence West 1413.96 feet; thence North 60°21'40" West 295.68 feet to the true point of beginning; thence continuing North 60°21'40" West 327.95 feet; thence South 29°38'20" West 752.93 feet to the county road right of way; thence along said road on a curve to the right through an angle of 04°00'06" with a radius of 1309.32 feet for a distance of 91.45 feet; thence South 52°31'15" East 100.42 feet; thence on a curve to the left through a central angle of 10°26'09" with a radius of 709.33 feet for a distance of 129.20 feet; thence North 30°16'26" East a distance of 781.89 feet to the true point of beginning.

TOGETHER WITH a perpetual non-exclusive easement to be appurtenant to and for the benefit of the above described premises to provide access to and from the County Road and for utilities over and across a strip of land 60 feet wide, the South line of which is bounded by the North line of the United States E Canal, saving and reserving a like perpetual non-exclusive easement in said 60 foot strip of land to be appurtenant and for the benefit of each and all of the other parcels shown in said Survey 1447.

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; terms and provisions of that certain instrument recorded July 24, 1970, in Vol. M-70 at page 6187 as "Notice to persons intending to plat lands within the Klamath Basin Improvement District"; the right of way of the E Canal; Rights of the public in and to any portion of said premises lying within the limits of roads and highways; and to the above-described perpetual 60 foot wide easement for the purpose of providing access to the County Road and for utilities to the other parcels shown in said Survey 1447.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$5,500.00. 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 5th day of September, 1972.

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

STATE OF OREGON, County of Klamath, ss. September 28, 1972  
 Personally appeared the above named Jack R. Chapman and Joannah M. Chapman, husband and wife, and Floyd A. Boyd,

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: Send for Stubs:  
 Mr. & Mrs. Michael Vickery  
 1624 E. Clover St Apt A  
 Mesa, Arizona 85203

STATE OF OREGON,  
 County of KLAMATH } ss.

I certify that the within instrument was received for record on the 22nd day of JANUARY, 1976, at 10:52 o'clock A.M., and recorded in book M.76 on page 1044. Record of Deeds of said County.

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

Witness my hand and seal of County affixed.

WM. D. MILNE

By Hazel Unzueta County Clerk-Recorder Deputy

FEE \$ 3.00