

12189

38-10414

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

Vol. *m* Page 4802This Indenture Witnesseth, THAT ARTHUR A. MONTGOMERY and MARY MONTGOMERY
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
JAMES ANDERSON JR. and FLORENCE E. ANDERSON,
husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:
Beginning at the intersection of the Easterly boundary of the old Dalles-California
Highway with the South line of said Section 19 and running thence Northwesterly along
the Easterly boundary of said highway 290.0 feet, more or less, to its intersection
with the most Southerly corner of a certain tract of land described in Deed Volume 330
at page 419; thence Northeasterly along the Southerly line of said tract 330.0 feet,
more or less, to the most Easterly corner of that certain tract heretofore conveyed
to the Williamson River Church; thence Easterly down the center line of a certain
dirt roadway approximately 20 feet in width, now in existence upon said lands, to
the most Easterly terminus of said roadway and running thence on a prolongation
Easterly of the last course of said 20-foot roadway to its intersection with the
Williamson River at its ordinary low water mark; thence Southerly along the ordinary
low water mark on the Westerly edge of the Williamson River 665.0 feet, more or less,
to its intersection with the South line of said Section 19; thence West along the
South line of said Section 385.0 feet, more or less, to the point of beginning; all
being a portion of Government Lot 31 of Section 19, Township 35 South of Range 7 East
of the Willamette Meridian.

SUBJECT TO: Rights of the public in and to any portion of said premises lying
within the limits of roads and highways; and Rights of the public and of Governmental
bodies in and to that portion of the herein-described property lying below the
ordinary high water mark of Williamson River.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 18,000.00.
~~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 on
estate by the entirety. And the said grantors 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 as above set out,
and that they will warrant and defend the same from all lawful claims whatsoever,
except those above set forth.

IN WITNESS WHEREOF, grantors ha ve hereunto set their hands and seal s
this 22nd day of October 19 70

(SEAL)

(SEAL)

STATE OF OREGON, County of Klamath) ss.

Personally appeared the above named

ARTHUR A. MONTGOMERY and MERRY MONTGOMERY, husband and wife,

and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Notary Public for Oregon.
My commission expires 11/21/75

After recording return to:

Mr Jack Super
234 Dale Street West
Anaheim, California
92805

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instrument was re-
ceived for record on the 6th day of October,
19 76, at 11:00 o'clock A. M., and recorded in book
76 on page 4802 Record of Deeds of
said County.

Witness my hand and seal of County affixed.

From the Office of
GANONG, GANONG & GORDONFirst Federal Building
Klamath Falls, Oregon 97601By *Hazel Dragit*

County Clerk—Recorder

Deputy

Fee \$ 3.00

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