

13120

MTC 314-1693

6283

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT JACK W. COFFMAN, hereinafter known as grantor, for and in consideration of the sum of

paid, have bargained and sold and by these presents do grant, bargain, sell and convey unto GEORGE E. WILLIS and MARY L. WILLIS, husband and wife, the following described premises, situated in Klamath County, Oregon, to-wit:

That all of the following described parcel of real estate: Situated, more or less, of land in the East 1/4 of the Southwest quarter of the Southwest quarter (SW 1/4) of Section 11, Township 31 South, Range 1, E.M.M., Klamath County, Oregon, more particularly described as follows: It begins at the center line of a 60 foot roadway, from which the quarter section corner extends Sections 11 and 14, Township 31 South, Range 1, E.M.M., 1/4 mile South of the said roadway center line 547. feet and South 0°00' East, along the North and South center line of said Section 11 as marked on the ground by a well established fence line 1663.6 feet; and thence thence from said beginning point North 0°15' West 215.2 feet; thence South 89°31' East 131.2 feet; thence South 0°12' East 312.2 feet, more or less, to the center line of the before mentioned roadway; thence North 89°28' West 131.2 feet, more or less, to the point of beginning.

Subject to: Contract and/or lien for irrigation and/or drainage; Easements and rights of way of record and those appurtenant on the land, if any; Rules, regulations, liens and assessments of Santa Suburban Sanitary District; Reservations and restrictions shown in deed recorded November 2, 1943, in Deed Volume 159 at page 472, records of Klamath County, Oregon.

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 seal this 16th day of January, 19 67.

Jack W. Coffman (SEAL)
Ramona M. Coffman (SEAL)
(SEAL)
(SEAL)

WASHINGTON
STATE OF OREGON, County of Whatcom) ss. 2 P.M. January 19 67
Personally appeared the above named Jack W. Coffman and Ramona M. Coffman, 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:
George Sabourty
Notary Public for Oregon, Washington
My commission expires April 26, 1969

After recording return to:
Mr. and Mrs. George E. Willis
6504 Palomino Court
Klamath Falls, Oregon 97601

Tax statements to:
State of Oregon DVA
1225 Ferry St. S.E.
Salem, Oregon 97310

STATE OF OREGON, } ss.
County of KLAMATH }
I certify that the within instrument was received for record on the 28 day of APRIL 19 76, at 3:40 o'clock P. M., and recorded in book M 76 on page 6283 Record of Deeds of said County.
Witness my hand and seal of County affixed.

WM. D. MILNE
County Clerk—Recorder.
By *Blazel Prigitt* Deputy
FEE \$ 3.00

76 APR 28 PM 3 40