

01-10297
17018
WARRANTY DEED TO CREATE ESTATE IN THE ENTIRETY

2073

Vol. *m* Page 11733

This Indenture Witnesseth, THAT BILL J. CLARKSON and HELEN CLARKSON,
husband and wife,

hereinafter known as grantors, for the consideration hereinafter recited
have bargained and sold and by these presents do grant, bargain, sell and convey unto
JOSEPH V. SAMMIS and HELEN W. SAMMIS,
husband and wife, the following described premises, situated in Klamath County, Oregon, to-wit:

A tract of land situated in the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 11, Township 39 South, Range
9 East of the Willamette Meridian, more particularly described as follows: Commencing
at the intersection of the North line of N $\frac{1}{2}$ of N $\frac{1}{2}$ of SE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 11, Township
39 South, Range 9 East of the Willamette Meridian, with the Easterly line of Homedale
Road, and running Easterly along said North line a distance of 100 feet; thence
Southerly at right angles a distance of 135 feet; thence Westerly parallel with said
North line 100 feet to the East line of Homedale Road; thence Northerly along said
Easterly line of Homedale Road 135 feet to the point of beginning.

EXCEPT from the above described property a strip of land 20 feet by 100 feet being on
the North side and more particularly described in Deed recorded January 11, 1961 in
Deed Volume 326 at page 462, Records of Klamath County, Oregon.

SUBJECT TO: (1) Acreage and use limitations under provisions of the United States
Statutes and regulations issued thereunder. Liens and assessments of Klamath Project
and Klamath Irrigation District, and regulations, contracts, easements and water and
irrigation rights in connection therewith. (2) Regulations, liens, assessments and
laws relating to the South Suburban Sanitary District. (3) Easement, including the
terms and provisions thereof, as set out in deed from Charles L. Hawkins, et ux, to
Ed. S. Hawkins, et ux, recorded September 6, 1945, in Volume 179 at page 493; and also
shown in deed from Ed. S. Hawkins, et ux, to Lillie F. Hawkins, recorded September 11,
1948, in Volume 225 at page 27, all in Deed Records of Klamath County, Oregon.

The true and actual consideration for this transfer is \$11,950.00

The foregoing recitation of consideration is true as I verily believe.

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 6th day of March 1968.

(SEAL) *Bill J. Clarkson* (SEAL)
(SEAL) *Helen Clarkson* (SEAL)

STATE OF OREGON, County of Klamath) ss. March 6, 1968.
Personally appeared the above named BILL J. CLARKSON and HELEN CLARKSON,
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:

Ernest F. Gordon
Notary Public for Oregon.
My commission expires 5-15-68

STATE OF OREGON,

County of KLAMATH

I certify that the within instrument was received
for record on the 30th day of JULY
1976, at 4:13 o'clock P.M., and recorded in book
M. 76 on page 11733 Record of Deeds of
said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

County Clerk—Recorder.

By *Hazel Dray*

Deputy

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