

LP0140-925 7A-38-11241
18493

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

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This Indenture Witnesseth, THAT ROBERT S. BRAY and KATHLEEN ANN BRAY, 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 DARRELL D. WICK and JUDITH A. WICK, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

A tract of land in the S $\frac{1}{2}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a point on the North line of the S $\frac{1}{2}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 11 and the West line of a tract conveyed to Klamath County by deed recorded March 25, 1965, in Book 360 at page 314; thence South 0°17' West along the West line of said Klamath County tract a distance of 92 feet; thence South 89°59'30" West a distance of 138.72 feet; thence North 00°06'30" East a distance of 92 feet to the North line of said S $\frac{1}{2}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$; thence North 89°59'30" East along said South half a distance of 139 feet to the point of beginning.

Subject to: Taxes for 1976-1977 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, liens, assessments, rights of way and easements of the South Suburban Sanitary District; 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 \$ 37,500.00
~~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 24th day of August, 1976

Robert S. Bray (SEAL) (SEAL)
Kathleen Ann Bray (SEAL) (SEAL)

STATE OF OREGON, County of Klamath ss. SEPT 1 1976
Personally appeared the above named Robert S. Bray and Kathleen Ann Bray, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Samuel W. Brown
Notary Public for Oregon
My commission expires 11-12-78

After recording return to:

STATE OF OREGON,
County of Klamath } ss.

Until a change is requested, all tax statements shall be sent to the following name and address:
First Federal Savings & Loan Assn.

2943 So. 6th Street
Klamath Falls, Oregon 97601

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

Witness my hand and seal of County affixed.

W.D. MILNE

County Clerk-Recorder

By *Hazel Drizin* Deputy

FEE \$ 3.00