

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

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This Indenture Witnesseth, THAT MARGARET M. HEYDEN,

hereinafter known as grantor, for the consideration hereinafter stated
has bargained and sold, and by these presents does grant, bargain, sell and convey unto
LATHEN E. KINCAID and ALICE A. KINCAID,
husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

A tract of land described as follows: Beginning at a point on the East-West quarter line which lies North 88°57' East a distance of 1084.5 feet from the iron axle which marks the one-quarter section corner common to Sections 10 and 11, Twp. 39 S., R. 9, E.W.M., and running thence: Continuing North 88°57' East along the East-West quarter line a distance of 135 feet to an iron pin; thence North 1°12' West parallel to the West section line of said Section 11 a distance of 331.4 feet to a point; thence South 88°57' West parallel to the East-West quarter line a distance of 135 feet to a point; thence South 1°12' East a distance of 331.4 feet, more or less, to the point of beginning, said tract containing 1.02 acres, more or less, in the S½SW¼ of Section 11, Township 39 S., R. 9, E.W.M., in Klamath County, Oregon.

Subject to: Contract and/or lien for irrigation and/or drainage; Inclusion in the South Suburban Sanitary District and the liens and assessments thereof; Building and Use Restrictions set forth in Deed from J. J. Winter et ux to Ralph N. Maki et ux, recorded January 24, 1944, in Vol. 161 at page 505 of Klamath County, Oregon, Deed Records; and to Easements and rights of way of record and those apparent on the land, if any; and to real property taxes for fiscal year commencing July 1, 1976, which are now a lien but not yet payable.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$8,000.00.
~~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 an estate by the entirety. And the said grantor does hereby covenant, to and with the said grantees, and their assigns, that she is the owner in fee simple of said premises; that they are free from all incumbrances, except those above set forth and any suffered or created by grantees, and that she will warrant and defend the same from all lawful claims whatsoever, except those above set forth, and any suffered or created by grantees.

IN WITNESS WHEREOF, she has hereunto set her hand and seal
this 14 day of September 1976

STATE OF OREGON,

County of Klamath

ss.

Margaret M. Heyden

By: Susan Stockwell (SEAL)
Susan Stockwell, Attorney-in-fact
for: Margaret M. Heyden (SEAL)

On this the 14 day of September, 1976 personally appeared
Susan Stockwell
who, being duly sworn (or affirmed), did say that she is the attorney in fact for
Margaret M. Heyden and
that she executed the foregoing instrument by authority of and in behalf of said principal; and she acknowledged said instrument to be the act and deed of said principal.

My commission expires: 6-13-80
(Official Seal)

Before me:

Kathy B. Mallama
Notary Public for Oregon

After recording, return to:

Mr. & Mrs. Lathen E. Kincaid
3707 Diamond
Klamath Falls, Or 97601

Until a change is requested, all tax statements
shall be sent to the following name and address:

Lathen E. and Alice A. Kincaid
4516 Winter Ave.,
Klamath Falls, Oregon 97601

STATE OF OREGON,

County of Klamath

ss.

I certify that the within instrument was re-
ceived for record on the 14 day of September,
1976, at 11:20 clock A. M. and recorded in book
M76 on page 14363. Record of Deeds of
said County.

Witness my hand and seal of County affixed.

Wm. D. Milne,

County Clerk—Recorder

By

Kathy B. Mallama
Deputy

fee \$3.00

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

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