

21173

MTC 2407

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT KEITH L. RICE, ^M 17680hereinafter known as grantor, for the consideration hereinafter stated
has bargained and sold, and by these presents does grant, bargain, sell and convey untoCARSON SHERROD KENDALL and SHARON ANDERSON KENDALL, husband and wife,
husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

The NW $\frac{1}{4}$ of the NE $\frac{1}{4}$, SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ and all that portion of the NW $\frac{1}{4}$, the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ and the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ lying Northeasterly of the Northeasterly right-of-way line of Highway 39 in Section 20, Township 40 South, Range 10 East Willamette Meridian, Klamath County, Oregon.

Subject to: Taxes for fiscal year, 1975-1976, which are now a lien but not yet payable; 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; Rules, regulations, liens, assessments, contracts, rights-of-way, easements, and any and all obligations created or imposed upon or affecting said premises by the Klamath Basin Improvement District, a corporation, and any unpaid charges or assessments thereof; Rights of the public in and to any portion of the herein described property lying within the limits of any road or roadway; 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 \$ 225,000.00
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 he is the owner in fee simple of said premises; that they are free from all incumbrances, except those above set forth, and that he will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, he has hereunto set his hand and seal
this 5th day of September, 1975

Keith L. Rice (SEAL)

(SEAL)

(SEAL)

(SEAL)

STATE OF OREGON, County of Klamath ss. September 9th, 1975

Personally appeared the above named Keith L. Rice,

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

Before me:

Judy B. Lubala
Notary Public for Oregon.
My commission expires August 12, 1977

After recording return to:

Same as below

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

Carson S. and Sharon A. Kendall
Rt. 1, Box 627
Klamath Falls, Oregon 97601

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

STATE OF OREGON,
County of Klamath } ss.

I certify that the within instrument was received for record on the 5 day of Nov, 1976 at 3:12 o'clock P.M., and recorded in book M-76 on page 17680 Record of Deeds of said County.

Witness my hand and seal of County affixed.

Wm D Milne

County Clerk-Recorder

By *Carol B. Bick*

Deputy

3.00

76 HOU 5 PM 3 12