

A-27313

23412

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

Vol. 76 Page 20684

This Indenture Witnesseth, THAT ALDA M. ISRAEL and PHILIP M. ISRAEL, aka Philip Israel, hereinafter known as grantors, for the consideration hereinafter stated have bargained and sold, and by these presents do grant, bargain, sell and convey unto JOHN L. PERRY and DONNA S. PERRY, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

IN TOWNSHIP 35 SOUTH, RANGE 12, EAST OF THE WILLAMETTE MERIDIAN:

Section 34: The W $\frac{1}{2}$ of SW $\frac{1}{4}$

IN TOWNSHIP 36 SOUTH, RANGE 12, EAST OF THE WILLAMETTE MERIDIAN:

Section 4: The SE $\frac{1}{4}$

Section 3: The SW $\frac{1}{4}$ and the E $\frac{1}{2}$ of the NW $\frac{1}{4}$

Section 10: The W $\frac{1}{2}$ NW $\frac{1}{4}$

SUBJECT TO: Reservations, restrictions, conditions, covenants, easements and rights of way of record and those apparent on the land, if any; Rights of the public in any portion of the herein-described premises lying within the limits of any road or highway; Rights of governmental bodies or the public to any portion lying below the high water mark of Sprague River; the assessment roll and the tax roll disclose that the within-described premises were specially assessed as farm land. If the land becomes disqualified for the special assessment under the statute, an additional tax may be levied for the years since Oct. 5, 1968, in which the land was subject to the special land use assessment; and to a Mortgage to The Federal Land Bank of Spokane, dated April 17, 1973, recorded May 22, 1973, in Mortgage Vol. M73, page 6183, Microfilm Records of Klamath County, Oregon, which said Mortgage grantees expressly assume and agree to pay according to the tenor thereof as same becomes payable.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 160,800.00. 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 hand s and seal s this 10th day of December, 1976

Philip Israel (SEAL)

Alda M. Israel (SEAL)

STATE OF OREGON, County of Klamath) ss. December 1, 1976
Personally appeared the above named Alda M. Israel and Philip M. Israel,

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

Before me:

Connie L. McInnes
Notary Public for Oregon
My commission expires March 13, 1977

After recording return to:

John L. Perry
6964 - 4th Ave
Ringsburg, CA 93631

Until a change is requested, all tax statements shall be sent to the following name and address:
John L. Perry and Donna S. Perry

Beatty, Oregon 97621

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 28th day of DECEMBER, 1976, at 9:00 o'clock A. M., and recorded in book M 76 on page 20684. Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

County Clerk-Recorder

By Harold Drazie

FEES \$3.00

Deputy

75 DEC 28 AM 9 00