

25183

MTC 2827

2352

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT Carl D. Graham and Jimmie Dee Graham, 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 Chester F. Cox and Ruth A. Cox, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

A parcel of land situated in Block 6 and the Southerly one-half of vacated Mill Street, all in EWAUNA PARK, a subdivision situated in the E $\frac{1}{2}$ SW $\frac{1}{4}$ of Section 9, Township 39 South, Range 9 East of the Willamette Meridian, more particularly described as follows:

Beginning at a one-half inch iron pin on the Easterly corner common to Lot 2 and Lot 3, said Block 6, EWAUNA PARK, said point being on the Westerly right of way line of the Old Midland Road; thence Southwesterly along said right of way line a distance of 35 feet; thence Northwesterly at right angles to said road and parallel with the Northerly line of said Block 6 to the Easterly line of that strip of land deeded to the Central Pacific Railway and described in Deed Volume 284, page 106, Klamath County Deed Records; thence Northeasterly along the Easterly line of said railway land to the center line of vacated Mill Street; thence Southeasterly along the center line of vacated Mill Street to the Westerly right of way line of the Old Midland Road; thence Southwesterly along said right of way line a distance of 100 feet to the point of beginning.

Subject to: Taxes for fiscal year commencing July 1, 1971, which are now a lien but not yet payable; Easements and rights of way of record and apparent on the land, if any.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$6,000.00
~~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 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 1st day of September, 1971

(SEAL)

(SEAL)

STATE OF OREGON, County of Klamath) ss. September 9, 1971
 Personally appeared the above named Carl D. Graham and Jimmie Dee Graham, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Hannet P. Ostlund
 Notary Public for Oregon.
 My commission expires 9-20-72

After recording return to:

Chester F. Cox
 Rt. 1 Box 49
 Klamath Falls
 Taxes to same as above

From the Office of

GANONG, GANONG & GORDON
 First Federal Building
 Klamath Falls, Oregon 97601

STATE OF OREGON,

County of Klamath

ss.

I certify that the within instrument was received for record on the 8th day of FEBRUARY, 1977, at 4:15 o'clock P.M., and recorded in book M-77 on page 2352. Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

By

Hazel Drayton
 County Clerk-Recorder
 Deputy

FEE \$ 3.00

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