

27505

25453

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WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT JAMES W. KERNS and DOROTHY C. KERNS, 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 GERALD E. JOHNSON and JEAN A. JOHNSON, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

The South 200 feet of the North one-half of Government Lot 5 in the NW $\frac{1}{4}$ of Section 12, Township 38 South, Range 8 East of the Willamette Meridian.

Subject to: Agreement, including the terms and provisions thereof, to The California Oregon Power Company and California Oregon Power Company, recorded November 10, 1944, in Deed Vol. 170, page 437, Records of Klamath County, Oregon, in regards to the raising and lowering of Upper Klamath Lake, between 4143.3 feet and 4137 feet above sea level; Reservations, restrictions, 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 \$10,000.00. ~~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 22nd day of November 1976

(SEAL) *James W. Kerns* (SEAL)
(SEAL) *Dorothy C. Kerns* (SEAL)
STATE OF OREGON, County of Klamath) ss. Feb 14 1977
Personally appeared the above named James W. Kerns and Dorothy C. Kerns, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:
Carolyn D. Vance
Notary Public for Oregon.
My commission expires March 6, 1978

After recording return to:

Until a change is requested, all tax statements shall be sent to the following name and address:
Gerald E. and Jean A. Johnson
1435 N. Eldorado
Klamath Falls, Oregon 97601

STATE OF OREGON,
County of Klamath) ss.
I certify that the within instrument was received for record on the 14th day of FEBRUARY 1977 at 3:55 o'clock P.M., and recorded in book M-77 on page 2677. Record of Deeds of said County.
Witness my hand and seal of County affixed.
M. D. MILNE
County Clerk—Recorder
By *Frank Drazic* Deputy
FEE \$ 3.00

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