

38-12140

26274

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WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT R. A. COFFMAN and ROBBIE M. COFFMAN, 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

PETE GALE and MILDRED GALE, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

A tract of land in the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 10 Township 39 South, Range 9 East W.M., more particularly described as follows:

Beginning at an iron pin which lies N 89°40' East a distance of 30.0 feet and N 1°02' West a distance of 266.7 feet from the iron pin which marks the intersection of 4th Avenue and 4th street of Altamont Acres, which point of intersection is also the Southwest corner of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 10, Township 39 South, Range 9 E.W.M. and running thence: North 89°40' East a distance of 490.0 feet to an iron pin; thence North 1°02' West a distance of 88.9 feet to an iron pin; thence South 89°40' West a distance of 490.0 feet to an iron pin; thence South 1°02' East a distance of 88.9 feet, more or less, to the point of beginning.

SUBJECT TO: Contract and/or lien for irrigation and/or drainage and assessments of Klamath Irrigation District and contract and/or liens of South Suburban Sanitary District and 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 \$7,500.00. 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 as 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, Grantors have hereunto set their hands and seals this 8th day of May 1970.

R.A. Coffman

(SEAL)

(SEAL)

Robbie M. Coffman

(SEAL)

(SEAL)

STATE OF OREGON, County of Klamath ss. May 15, 1970

Personally appeared the above named R. A. Coffman and Robbie M. Coffman, husband and wife,

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

Before me:

Ernest F. Gordon

Notary Public for Oregon.

My commission expires 5-15-72

After recording return to:

3309 Crest
1970

STATE OF OREGON,

County of Klamath

ss.

I certify that the within instrument was received for record on the 4th day of MARCH, 1970, at 10:45 o'clock A.M., and recorded in book M. 77 on page 3758. Record of Deeds of said County.

Witness my hand and seal of County affixed.

W. D. MILNE

By

Hazel Inague

County Clerk-Recorder

Deputy

FEE \$ 3.00

From the Office of
GANONG, GANONG & GORDON
First Federal Building
Klamath Falls, Oregon 97601

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