

26657

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## WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT GEORGE E. MINAHEN, III, and CAROLYN L. MINAHEN, husband and wife, hereinafter known as grantor s, for the consideration hereinafter stated have bargained and sold, and by these presents do grant, bargain, sell and convey unto ROY MILES and JEAN MILES, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

A tract of land in the NW $\frac{1}{4}$  of Section 20, Township 28 South, Range 8, E.W.M., described as follows:

Beginning at a point 200 feet South of the Northeast corner of the NW $\frac{1}{4}$  Section 20 on the Easterly line of said NW $\frac{1}{4}$  Section 20; thence South along the East line of said NW $\frac{1}{4}$  of Section 20 a distance of 222 feet; thence Westerly and parallel with the North line of Section 20 to the Easterly right-of-way line of the Dalles-California Highway; thence Northeasterly along the Easterly right-of-way line of the Dalles-California Highway to a point due West of the point of beginning; thence Easterly and parallel with the North line of Section 20 to the point of beginning.

Subject to: Easement for ingress and egress 25 feet in width along the West side of the above described tract of land; and to 1970-71 real property taxes which are now a lien but not yet payable.

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The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 6,500.00.  
~~However, the actual consideration includes other property which is part of the consideration.~~  
 (Strike out the above when not applicable)

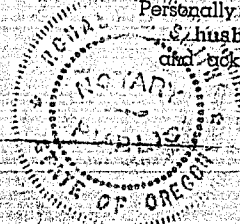
TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantees as an estate by the entirety. And the said grantor s do hereby covenant, to and with the said grantees, and their assigns, that they are the owner s in fee simple of said premises; that they are free from all incumbrances, 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 8th day of July, 19 70.

(SEAL) *George E. Minahen III* (SEAL)

(SEAL) *Carolyn L. Minahen* (SEAL)

STATE OF OREGON, County of Klamath ss. July, 19 70.  
 Personally appeared the above named George E. Minahen, III, and Carolyn L. Minahen,  
husband and wife,  
 and acknowledged the foregoing instrument to be their voluntary act and deed.



Before me:

*Ronald Smith*  
 Notary Public for Oregon.  
 My commission expires 3/31/74

After recording return to: *Stacy*

*Roy Miles*  
*Star Rt Box 46*  
*Chemult Ore*

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 14th day of MARCH, 19 77, at 12:21 o'clock PM, and recorded in book M77 on page 4304 Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE  
 County Clerk—Recorder  
 By *Ronald Smith* Deputy

FEE \$ 3.00

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