

MTC 3212

28589

03-10647

M 77 Page 7015

## WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT Jack R. Chapman and Joannah M. Chapman, husband and wife, and Floyd A. Boyd and Ruth M. Boyd, 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 Leo J. Morrissey and Mary F. Morrissey, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

The following described real property as situated in the N $\frac{1}{2}$  of Section 20, Township 39 South, Range 11 $\frac{1}{2}$  East of the Willamette Meridian, also being described as Lot 6 of Parcel 1 of Survey 1447 and more particularly described as follows:

Beginning at the Northeast corner of said Section 20; thence South 00°41'55" East along the East line of said Section 20 a distance of 1840.14 feet; thence West 1413.96 feet; thence North 60°21'40" West 45.68 feet to the true point of beginning; thence continuing North 60°21'40" West 250.00 feet; thence South 30°16'26" West 781.89 feet to the county road right of way; thence along said road on a curve to the left thru an angle of 10°04'23" with a radius of 739.33 feet for a distance of 124.71 feet; thence South 73°01'47" East 299.78 feet; thence North 16°58'13" East along said road 717.01 feet to the true point of beginning.

TOGETHER WITH a perpetual, non-exclusive easement to be appurtenant to and for the benefit of the above described premises to provide access to and from the County Road and for utilities over and across a strip of land 60 feet wide, the South line of which is bounded by the North line of the United States E Canal, saving and reserving a like perpetual, non-exclusive easement in said 60 foot strip of land to be appurtenant and for the benefit of each and all of the other parcels shown in said Survey 1447.

SUBJECT TO: Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District; Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Basin Improvement District; terms and provisions of that certain instrument recorded July 24, 1970, in Vol. M-70 at page 6187 as "Notice to persons intending to Plat Lands within the Klamath Basin Improvement District"; the right of way of the E Canal; and to the above described perpetual 60 foot wide easement for the purpose of providing access to the County Road and for utilities to the other parcels shown in said Survey 1447.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 5,700.00  
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 6th day of January, 1972

*Floyd A. Boyd* (SEAL)  
*Ruth M. Boyd* (SEAL)

*Jack R. Chapman* (SEAL)  
*Joannah M. Chapman* (SEAL)

STATE OF OREGON, County of Klamath ss. January 21<sup>st</sup> 1972  
Personally appeared the above named Jack R. Chapman and Joannah M. Chapman, husband and wife,  
and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

*John D. Goehner*  
Notary Public for Oregon.  
My commission expires 11/25/72

STATE OF OREGON,  
County of Klamath ss.

STATE OF OREGON, ss.

BE IT REMEMBERED, That on this 21<sup>st</sup> day of January, 1972, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Floyd A. Boyd and Ruth M. Boyd, husband and wife,

known to me to be the identical individuals described in and who executed the within instrument and acknowledged to me that they executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

*John D. Goehner*  
Notary Public for Oregon  
My Commission expires 11/25/72

STATE OF  
County of

STATE OF  
County of



7016

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of MOUNTAIN-TITLE CO.

this 25th day of APRIL A. D. 1977 at 12:33 o'clock P.M. in &

duly recorded in Vol. M77 of DEEDS on Page 7015

FEE \$ 6.00

W. D. MILNE, County Clerk

By Hazel Drayle

Ret FFS+L

~~FFF~~ Main

Tape to:-

FFS+L

Main

(OFFICIAL  
SEAL)