

L# 0141303 TA-13075-B

34503

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WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT BOYD A. ALLRED and RUBY I. ALLRED, 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

LESLIE P. ARNETT II and RUTH ANN ARNETT,

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

Beginning at a point marked by an iron pin driven in the ground in the center line of a 60 foot roadway, from which the section corner common to Sections 2, 3, 10 and 11, Township 39 South, Range 9 East of the Willamette Meridian, bears South 89°44½' West along the center line of said roadway 811.9 feet to a point in the West boundary of said Section 11 and North 0°13½' West along the section line 1662.5 feet, more or less; running thence South 0°7' East 331.9 feet, more or less, to a point in the Southerly boundary of said N½SW¼NW¼, Section 11; thence North 89°42' East along said boundary line 67.5 feet, more or less; thence North 0°7' West 331.85 feet, more or less, to the center line of said roadway; thence South 89°44½' West along the center line of said roadway 67.5 feet, more or less, to the point of beginning.

EXCEPTING THEREFROM that portion lying within the limits of Denver Avenue.

SUBJECT TO: Taxes for the year 1977-78 which are now a lien but not yet payable; Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District; Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District; 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 \$ 40,800.00.
~~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 herunto set their hands and seal s this 22nd day of August, 19 77

(SEAL)

(SEAL)

STATE OF OREGON, County of Klamath) ss. August 22nd, 1977
 Personally appeared the above named Boyd A. Allred and Ruby I. Allred, husband and wife,

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

Before me:

*Sherald W. Brown*Notary Public for Oregon, 11-12-78
My commission expires

After recording return to:

STATE OF OREGON,

County of Klamath } ss.

Until a change is requested, all tax statements shall be sent to the following name and address:

Klamath First Fed. Savings & Loan Assn.

2943 So. Sixth Street

Klamath Falls, Oregon 97601

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

I certify that the within instrument was received for record on the 22 day of August, 19 77, at 3:20 o'clock P. M., and recorded in book M 77 on page 15434. Record of Deeds of said County.

Witness my hand and seal of County affixed.

Wm D Milne

County Clerk—Recorder

Deputy Clerk

3.00

Deputy

77 Aug 22 PM 3 20