

34692

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

Vol. 17 Page 15691

This Indenture Witnesseth, THAT CARL R. JACOBSON,

hereinafter known as grantor, for the consideration hereinafter stated
has bargained and sold, and by these presents does grant, bargain, sell and convey unto
FRED E. WIKOFF and MARGARET S. WIKOFF, -
husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

All that portion of the S $\frac{1}{2}$ SW $\frac{1}{4}$ of Section 14, Twp. 39 S., R. 9, E.W.M.,
Klamath County, Oregon, lying North and East of the Great Northern Rail-
way Co. Right of Way.

SUBJECT TO: Acreage and use limitations under provisions of the United
States Statutes and regulations issued thereunder; Liens and assessments
of Klamath Project and Klamath Irrigation District, and regulations, con-
tracts, easements and water and irrigation rights in connection there-
with; Easements, rights of way and building and use restrictions of rec-
ord, including the perpetual easement for access from that portion of
the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 23, Twp. 39 S., R. 9, E.W.M., Klamath County,
Oregon, lying North and East of the Great Northern Railway Co. Right-
of-Way to Johns Avenue; Existing zoning and land use laws, ordinances,
rules and regulations; and to real property taxes which became a lien
on July 1, 1977, but are not yet payable.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 90,000.00
~~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 grantor does hereby covenant, to and with the said grantees, and
their assigns, that he is the owner in fee simple of said premises; that they are free from
all incumbrances, except those above set forth,
and that he will warrant and defend the same from all lawful claims whatsoever,
except those above set forth.

IN WITNESS WHEREOF, he has hereunto set his hand and seal
this 22nd day of August 19 77

(SEAL)

(SEAL)

STATE OF OREGON, County of Klamath) ss. August 22, 19 77
Personally appeared the above named Carl R. Jacobson,

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

Before me:

Notary Public for Oregon.
My commission expires

WM. GANONG, JR.
NOTARY PUBLIC - OREGON

My Commission Expires February 7, 1981

After recording return to:

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

Mr. and Mrs. Fred E. Wikoff

4606 Johns Ave.,

Klamath Falls, Oregon 97601

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

STATE OF OREGON,

County of KLAMATH } ss.

I certify that the within instrument was re-
ceived for record on the 25 day of AUGUST
19 77, at 11:38 o'clock A. M., and recorded in book
477 on page 15691 Record of Deeds of
said County.

Witness my hand and seal of County affixed.

By W. D. MINE

County Clerk-Recorder

By

FEE \$ 3.00

Deputy