

34742

03-10869

Vol. 17 Page 15758

MT 4077

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT CLARENCE F. GANSBERG

hereinafter known as grantor, for the consideration hereinafter stated
has bargained and sold, and by these presents do es grant, bargain, sell and convey unto
BARNEY J. MORAN III and MARILYN MORAN

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

Beginning at an iron pin on the East right of way line of the Klamath Falls-Merrill Highway which lies South along the Section line a distance of 912.6 feet, and East a distance of 30.0 feet from the iron axle which marks the West quarter corner of Section 7, Township 39 South, Range 10 E.W.M., and running thence; continuing East a distance of 240.0 feet to an iron pin; thence North, parallel to the Section line a distance of 10.2 feet to an iron pin; thence South 69°43' East a distance of 289.56 feet to a post; thence South 42°18' West a distance of 151.1 feet to an iron pin; thence South 89°51' West a distance of 410.0 feet to an iron pin on the East right of way line of the Klamath Falls-Merrill Highway; thence North along the Easterly right of way line of the Highway a distance of 203.0 feet, more or less, to the point of beginning, being in the Northwest quarter of the Southwest quarter of Section 7, Township 39 South, Range 10 East of the Willamette Meridian.

SUBJECT TO: Taxes for 1975-76 are now a lien but not yet payable; Liens and assessments of Klamath Project and the Enterprise Irrigation District, and regulations, contracts, easements, and water and irrigation rights in connection therewith; Any unpaid charges or assessments of the Enterprise Irrigation District; Easements and Right 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 \$62,500.00
~~Notwithstanding the above, the grantor hereby covenants that the above consideration is not to be paid for this transfer.~~
(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 do es 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 as 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, I have hereunto set my hand and seal
this 20 day of October 1975
(SEAL) *Clarence F. Gansberg* (SEAL)
(SEAL) (SEAL)

STATE OF OREGON, County of Klamath) ss. October 20th, 1975
Personally appeared the above named Clarence F. Gansberg

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

Before me:

Notary Public for Oregon.

My commission expires 8-7-79

After recording return to:

Klamath First Federal
540 Main
City

Until a change is requested, all tax statements
shall be sent to the following name and address:
Barney J. Moran III

4205 Highway 39
Klamath Falls, Oregon 97601

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

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instrument was received for record on the 25th day of AUGUST, 1977, at 3:10 o'clock P.M., and recorded in book *MT* on page 15758. Record of Deeds of said County.

Witness my hand and seal of County affixed.

WILLIAM D. MILNE

County Clerk--Recorder

By *Hazel Dray*
FEB 13 1980 Deputy