

42270

MTC 111-2978

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

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This Indenture Witnesseth, THAT HOWARD C. WALKER and RUTH ANN WALKER, 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 CLOIC L. FULLMER, SR. and JEANNE E. FULLMER, husband and wife; and RILEY M. STEVENS and BEVERLY J. STEVENS, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

The E $\frac{1}{2}$ of the SE $\frac{1}{4}$ of Section 28, Township 39 South, Range 12 East of the Willamette Meridian; and also, Beginning at the Northeast corner of Section 33, Township 39 South, Range 12 East of the Willamette Meridian, thence South on the Section line 1239.2 feet, thence North 35°10' West 530.2 feet, thence North 10°20' West 817.3 feet, more or less, to the North boundary of said Section 33, thence East on said boundary 451.3 feet, more or less, to the point of beginning. This tract of land is that part of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 33 which lies East of the Wolf Flat Drain.

EXCEPTING that portion conveyed to the United States of America by instruments recorded in Deed Book 69 at page 267 and in Deed Book 69 at page 271, Records of Klamath County, Oregon.

SUBJECT TO: Rights of the public in and to any portion of the herein described property lying within the limits of streets, roads and highways; Statutory powers, including power of assessment, of Langell Valley Irrigation District; Easements and rights of way of record and those apparent on the land, if any; and to a Lease with Dowdle Oil Company, recorded Aug. 17, 1973, in Vol. M73, page 11187, Microfilm Records of Klamath County, Oregon.

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said Cloic C. Fullmer, Sr. and Jeanne E. Fullmer, as tenants by the entirety as to an undivided one-half interest; and unto the said Riley M. Stevens and Beverly J. Stevens, as tenants by the entirety as to an undivided one-half interest.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 86,000.00. 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 to have and to hold unto them, their heirs and assigns forever. 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 17th day of November, 1975.

Howard C. Walker (SEAL)

Ruth Ann Walker (SEAL)

STATE OF OREGON, County of Klamath ss. November 25, 1975. Personally appeared the above named Howard C. Walker and Ruth Ann Walker, husband and wife,

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

Before me:

Walter Shinn
Notary Public for Oregon. Oct 8, 1978
My commission expires

After recording return to:
Mrs. Riley M. Stevens
P.O. Box 144
Bly, OR 97622

Until a change is requested, all tax statements shall be sent to the following name and address:
Cloic C. and Jeanne E. Fullmer and
Riley M. and Beverly J. Stevens
Rt 1, Box 37B, Bonanza, Oregon 97623

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 27th day of January, 1978, at 9:48 o'clock A. M., and recorded in book M78 on page 1622 Record of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk-Recorder

By *Bernice J. Litch*

Deputy

Fee \$3.00

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