

49026

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT HILDUR WOOD,

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has bargained and sold, and by these presents do es  
 ALBERT S. HOLST and JEANETTE E. HOLST,  
 husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

Beginning at the Northwest corner of the SE $\frac{1}{4}$  of NW $\frac{1}{4}$  of Section 14, Township 39 South, Range 9 East of the Willamette Meridian; thence South 0°05' West to the Northerly line of the right of way of the U.S.R.S. "A-3" Lateral; thence North-easterly along the Northerly line of said right of way of the U.S.R.S. "A-3" Lateral, to the intersection with the North line of said SE $\frac{1}{4}$  of NW $\frac{1}{4}$ ; thence West along said North line a distance of 240 feet, more or less, to the point of beginning.

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, contracts, easements, and water and irrigation rights in connection therewith; Rights of Way, including the terms and provisions thereof, to United States of America, recorded May 18, 1907 in Book 22 at page 479, and recorded October 6, 1932 in Book 99 at page 100, Deed Records of Klamath County, Oregon; Right of Way, including the terms and provisions thereof, to Klamath County, recorded November 26, 1930, in Book 93 at page 267, Deed Records of Klamath County, Oregon, over the North 30 feet of SE $\frac{1}{4}$  of NW $\frac{1}{4}$  of Section 14, Twp. 39 S., R. 9, E.W.M.; Rights of Way, including the terms and provisions thereof, to California Oregon Power Company, recorded December 18, 1940, in Book 134 at page 122, and recorded May 15, 1945, in Book 176 at page 284, Deed Records of Klamath County, Oregon.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 7,500.00  
~~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 on estate by the entirety. And the said grantor does hereby covenant, to and with the said grantees, and their assigns, that she is the owner in fee simple of said premises; that they are free from all incumbrances, except those above set forth, and that she will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, she has hereunto set her hand and seal  
 this 4th day of February, 19 71

(SEAL)

Hildur C. Wood

(SEAL)

(SEAL)

STATE OF OREGON, County of Klamath

Personally appeared the above named Hildur Wood,

February 9, 1971

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

Before me:

Stella Dehlinger  
 Notary Public for Oregon.  
 My commission expires Aug 20, 1973

After recording return to:

Donald R. Thomas

4600 Anderson

Klamath Falls, Or. 97601

STATE OF OREGON,

County of Klamath

ss.

I certify that the within instrument was received for record on the 26th day of May 1978, at 10:17 o'clock A. M., and recorded in book M78 on page 11190. Record of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

By Berntha Hildur County Clerk-Recorder

Deputy

Fee \$3.00

From the Office of  
 GANONG, GANONG & GORDON  
 First Federal Building  
 Klamath Falls, Oregon 97601

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