

52122

1A - 38-15653
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WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT ROBERT G. KUCHLE and RUTH A. KUCHLE, 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 RAYMOND A. FRANCISCO and BYRDINE J. FRANCISCO, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

A portion of the NE 1/4 Section 2, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a one-half inch iron pin on the West line of Madison Street and the Northerly bank of the Enterprise Canal, which iron pin bears South 30.0 feet and West 30.0 feet and South 396.7 feet from the East quarter corner of said Section 2; thence along the Northerly bank of the Enterprise Canal North 70°19' West a distance of 123.1 feet to a one-inch iron axle; thence North a distance of 85.6 feet to a point; thence East, parallel with the South right of way line of South Sixth Street a distance of 115.9 feet to a point on the West line of Madison Street; thence South along said West line a distance of 126.7 feet, more or less, to the point of beginning.

SUBJECT TO: Taxes for fiscal year commencing July 1, 1978, which are now a lien but not yet payable; Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District; Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District; Four-foot encroachment of a fence along the West boundary of the premises as disclosed by Survey #894 filed in the Klamath County Surveyor's office on August 19, 1963; Reservations, restrictions, 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 \$ 24,000.00
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 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 July, 1978

(SEAL)

Robert G. Kuchle (SEAL)

(SEAL)

Ruth A. Kuchle (SEAL)

STATE OF OREGON, County of Klamath) ss. July 1978

Personally appeared the above named ROBERT G. KUCHLE and RUTH A. KUCHLE, husband and wife,

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

Before me:

Notary Public for Oregon.
My commission expires 4/24/81

STATE OF OREGON,

County of Klamath

ss.

I certify that the within instrument was received for record on the 21st day of July, 1978, at 2:48 o'clock P.M., and recorded in book M78 on page 15896 Record of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk—Recorder

By

Benedict Helich

Deputy

Fee \$3.00

From the Office of
WILLIAM L. SISEMORE
First Federal Bldg.
540 Main Street
Klamath Falls, Oregon 97601

73 JUL 21 PM 3 48

After recording return to:

KEESL

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

Raymond A. & Byrdine J. Francisco

41769 Marigold Dr.

Fremont, California 94538

300
9/2/74