

WARRANTY DEED TO CREATE ESTATE IN THE ENTIRETY

This Indenture Witnesses, THAT EMERY L. HARDCASTLE and LETA M. HARDCASTLE,

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

KENNETH H. KISSMAN and JENNA L. KISSMAN,

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

All that portion of Lot 7 and Lot 13, Section 20, Township 39 South, Range 9 East of the Willamette Meridian, lying North of the First Unit Main Drain and South of the 1-K Drain of the Klamath Project, being more particularly described as follows:

Beginning at a point where the Southerly right of way line of the 1-K Drain intersects the East boundary of said Sec. 20, which point bears South 109.8 feet from the Northeast corner of said Sec. 20; thence South, along the Section line 541.0 feet, more or less, to the Northerly right of way line of the First Unit Main Drain; thence along said Northerly right of way line of the First Unit Main Drain South 74°37' West 150 feet; thence on a curve to the right with a 393 foot radius and a distance of 149.7 feet, measured in 50 foot chords; thence North 83°03' East, 141 feet; thence on a curve to the left with a 371 foot radius and a distance of 486.1 feet, measured in 50 foot chords; thence South 52°15' West, 400.00 feet; thence South 61°13' West 221.1 feet, more or less, to a point on the West line of Lot 7 of Section 20; thence North along the West line of Lot 7 and Lot 13 of Section 20, 1120.2 feet, more or less, to a point in the Southerly right of way line of the 1-K Drain, which point bears South 10 feet from the Northwesterly corner of said Lot 13 of Section 20; thence North 89°55' East, along the Southerly right of way line of said 1-K Drain, 594.0 feet; thence on a curve to the right with a 563 foot radius and a distance of 36.9 feet; thence South 11°04' East 606.7 feet, more or less, to the point of beginning. SAVE AND EXCEPTING 30 feet off the East side of the NE 1/4 of Section 20, Township 39 South, Range 9 East of the Willamette Meridian.

SUBJECT TO: Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District; Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Basin Improvement District, and subject to the terms and provisions of that certain instrument recorded July 24, 1970, in Vol. H-70, page 6187 as "Notice to persons intending to plat lands within the Klamath Basin Improvement District"; Conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument recorded July 24, 1926 in Book 73, page 142, Deed Records; Easements and rights of way of record or apparent on the land, if any; and to real property taxes for fiscal year commencing July 1, 1973, now a lien but not yet payable.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 38,900.00

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 10th day of October, 19 73.

(SEAL)

Emery L. Hardcastle (SEAL)

(SEAL)

Leta M. Hardcastle (SEAL)

December

October 14, 19 73

STATE OF OREGON, County of Klamath

) ss.

Personally appeared the above named

Emery L. Hardcastle and Leta M. Hardcastle,

husband and wife,

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

Before me:

JAMES W. WESLEY  
Notary Public for Oregon  
My commission expires

James W. Wesley  
Notary Public for Oregon  
My commission expires 1-20-76

After recording return to:

Kenneth H. Kissman

Rt 5 Box 746

Klamath Falls, Ore. 97601

STATE OF OREGON

County of Klamath

) ss.

I certify that the within instrument was received for record on the 22nd day of September 1978 at 10:53 o'clock A. M., and recorded in book 478 on page 20932 Record of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

By Bernice J. Hetch

County Clerk-Recorder

Deputy

Fee \$3.00

From the Office of  
GANNON BREMER & TAYLOR  
123 Main Street  
Klamath Falls, Oregon 97601