

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

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This Indenture Witnesseth, THAT R. A. COFFMAN and MARY ROBBIE COFFMAN, 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 DUANE F. BOYD and YVONNE BOYD, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

Lot 12 less the Easterly 31.0 feet thereof of Burnsdale Subdivision of Klamath County, Oregon, according to the duly recorded plat thereof on file in the records of Klamath County, Oregon.

Together with rights of way and easements contained in deed recorded Oct. 30, 1972, in Book M72, page 12551, Records of Klamath County, Oregon.

Subject to: Contracts for irrigation and/or drainage; Reservations, restrictions, easements and rights of way of record or apparent on the land; Rules, regulations, liens and assessments of South Suburban Sanitary District.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$18,000.00. 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 8th day of March, 1974.

R. A. Coffman (SEAL)

Mary Robbie Coffman (SEAL)

STATE OF OREGON, County of Klamath ) ss. March 12, 1974  
Personally appeared the above named R. A. Coffman and Mary Robbie Coffman, husband and wife,

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

Before me:

William L. Searns  
Notary Public for Oregon.  
My commission expires Oct 8, 1974

After recording, return to:

Deane and Yvonne Boyd  
3820 Sturdevant Ave  
Klamath Falls OR 97601

STATE OF OREGON,

County of Klamath ) ss.

I certify that the within instrument was received for record on the 27th day of June, 1979, at 3:34 o'clock P. M., and recorded in book 479 on page 15190 Record of Deeds of said County.

Witness my hand and seal of County affixed.

W. D. Milne

By Bernetha A. Letch County Clerk-Recorder  
Deputy

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

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

David R. Searns Warrenburg  
3820 Sturdevant Ave  
Klamath Falls OR 97601

Fee \$3.00

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