

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT ORA R. BOYD, a single woman,

hereinafter known as grantor, for the consideration hereinafter stated has bargained and sold by these presents does grant, bargain, sell and convey unto ELI SOUTH and JESSIE M. SOUTH, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

All of that portion of Lot 40, FAIR ACRES SUBDIVISION NO. 1 in SE¼ of Section 35, Township 38 South, Range 9 East of the Willamette Meridian described as follows:

Beginning at a point in the East line of said Lot 40, said point being the Southeast corner of a tract conveyed to Henry J. O'Brien and wife, by deed recorded July 9, 1957 in Book 293 at page 8, said point being 208.8 feet South of the Northeast corner of said Tract 40; thence South along the East line of said Tract 40 a distance of 70 feet; thence West 173 feet to a point that is East 140 feet from the West line of said Tract 40; thence South 20 feet; thence West 140 feet to the West line of said Tract 40; thence North 90 feet; thence East 313 feet to the point of beginning, SAVE AND EXCEPTING 5 feet taken for Kane Street.

Subject to: 1969-70 real property taxes which are now a lien but not yet payable; Acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder; Contract and/or lien for irrigation and/or drainage; Rules, regulations, liens and assessments of South Suburban Sanitary District; Easements and rights of way of record and those apparent on the land, if any; Reservations in deed recorded March 4, 1929 in Book 86, page 109 of Deed Records of Klamath County, Oregon.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 9,000.00
~~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 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 10th day of September, 1969.

(SEAL)

Ora R Boyd

(SEAL)

(SEAL)

(SEAL)

STATE OF OREGON, County of Klamath ss. September 15, 1969
 Personally appeared the above named Ora R. Boyd, a single woman,

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

Before me:

Ernest F Gordon

Notary Public for Oregon.

My commission expires 5-15-72

After recording return to:

Jessie M. Eli South
 1527 Kane St - K. Falls

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

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 25th day of October, 1979, at 1:48 o'clock P.M., and recorded in book M79 on page 25165 Record of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

By

Bernice Shelsch

County Clerk-Recorder

Deputy

Fee \$3.50