

83441

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

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7442

This Indenture Witnesseth, THAT ERNEST L. RITTER and MARTHA C. RITTER, husband

and wife, hereinafter known as grantors, for the consideration hereinafter recited have bargained and sold and by these presents do grant, bargain, sell and convey unto

JACK R. CHAPMAN and JOANNAH M. CHAPMAN, husband and wife, the following described premises, situated in Klamath County, Oregon, to-wit:

The SE $\frac{1}{4}$  of SE $\frac{1}{4}$  of Section 18; the NE $\frac{1}{4}$  of NE $\frac{1}{4}$  of NE $\frac{1}{4}$ , the SW $\frac{1}{4}$  of NE $\frac{1}{4}$ , the SE $\frac{1}{4}$  of NW $\frac{1}{4}$ , and Lots 3, 4, and 5 of Section 19, Township 39 South, Range 11 $\frac{1}{2}$  E.W.M. Also, the NW $\frac{1}{4}$  of NE $\frac{1}{4}$  of Section 19, Township 39 South, Range 11 $\frac{1}{2}$  E.W.M., EXCEPTING any portion thereof lying within existing rights of way for ditches, canals, laterals and roadways.

SUBJECT TO: Easements and rights of way of record and those apparent on the land, and to contract and/or lien for irrigation and/or drainage; and to location within Poe Valley Improvement District, and the assessments thereof, and to rights of the public and governmental bodies, if any, in any portion of the premises lying below the high water line of Lost River, and to acreage and use limitations under provisions of United States Statutes and regulations issued thereunder.

The true and actual consideration for this transfer is \$ 80,000.00 being

The foregoing recitation of consideration is true as I verily believe.

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 11th day of March, 19 68.

(SEAL)

(SEAL)

(SEAL)

(SEAL)

STATE OF OREGON, County of Klamath ) ss. March 18, 1968.  
Personally appeared the above named Ernest L. Ritter and Martha C. Ritter, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

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

Before me:

*Ernest L. Ritter*  
Notary Public for Oregon.  
My commission expires 5-15-68

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 21st day of April 19, 80, at 11:11'clock AM., and recorded in book M80 on page 7442 Record of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

By *Ernest L. Ritter* County Clerk-Recorder.

Fee \$3.50

Deputy

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