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#359

WARRANT TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT

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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

ERIC A. WESTIN and JOAN C. WESTIN,
 husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

A tract of land situated in the W $\frac{1}{2}$ of the SE $\frac{1}{4}$ of Section 17, Township 39 South, Range 10 East of the Willamette Meridian, more particularly described as follows: Beginning at a point on the West line of the SE $\frac{1}{4}$ of said Section 17 which is North 00° 07' 58" East 570.00 feet from a brass cap monument marking the S $\frac{1}{2}$ corner of said Section 17; thence South 89° 52' 02" East 30.00 feet to a 5/8 inch iron pin; thence continuing South 89° 52' 02" East 1272.74 feet to a 5/8 inch iron pin; thence continuing South 89° 52' 02" East 30.00 feet to the East line of the W $\frac{1}{2}$ of the SE $\frac{1}{4}$ of said Section 17; thence North 00° 07' 21" East along said East line 260.00 feet; thence North 89° 52' 02" West 30.00 feet to a 5/8 inch iron pin; thence continuing North 89° 52' 02" West 1272.70 feet to a 5/8 inch iron pin; thence continuing North 89° 52' 02" West 30.00 feet to the West line of the SE $\frac{1}{4}$ of said Section 17; thence South 00° 07' 58" West 260.00 feet to the point of beginning.

SUBJECT TO: Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District; The interest of United States of America in irrigation canal, drainage ditches and borrow pits as set forth in deed recorded in Volume 23 at page 397 and 405; The rights of the public in and to any portion of said premises lying within the limits of public roads and highways; Conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, recorded May 30, 1973 in Book M-73 at page 6499, Microfilm Records, Klamath County, Oregon; 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 \$ 12,500.00
~~However, if the above consideration is not applicable, then the consideration shall be the fair market value of the premises at the time of the transfer.~~
 (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 21st day of June 19 73

S. C. Masten (SEAL)

Patricia A. Masten (SEAL)

STATE OF OREGON, County of Klamath ss. June 27, 1973.
 Personally appeared the above named S. C. Masten and Patricia A. Masten,
 husband and wife,

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

Before me:
Stella Dehlinger
 Notary Public for Oregon.
 My commission expires Aug 25, 1973

After recording return to:

Frontier Title

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

STATE OF OREGON,
 County of Klamath } ss.
 I certify that the within instrument was received for record on the 20th day of August 1980, at 2:29 o'clock P. M., and recorded in book M80 on page 15779 Record of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne
 By Bernice A. Hirsch County Clerk-Recorder
 Fee \$3.50 Deputy

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