

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT KEITH L. RICE and VIRGINIA RICE, husband and

wife, hereinafter known as grantors, for the consideration hereinafter stated have bargained and sold by these presents do grant, bargain, sell and convey unto HAL F. COE and ELIZABETH M. COE, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

A tract of land situated in Lot 3 and Lot 4, Block 38, Linkville, now City of Klamath Falls, Oregon, more particularly described as follows:

Beginning at the most Southerly corner of said Lot 4; thence North 50°55' West along the Southwesterly line of said Lot 4 a distance of 81.20 feet to the Northwesterly face of a party wall; thence North 39°12'36" East along the Northwesterly face of said of party wall a distance of 90.50 feet; thence North 50°55' West a distance of 39.00 feet to a one-half inch iron pin on the Northwesterly line of said Lot 3; thence North 39°05' East a distance of 39.75 feet to the most Northwesterly corner of said Lot 3; thence South 50°55' East a distance of 120.00 feet to the most Easterly corner of said Lot 3; thence South 39°05' West a distance of 130.25 feet to the point of beginning.

SUBJECT TO: Party Wall Agreements, including the terms and provisions thereof, dated March 21, 1929, recorded June 11, 1931, in Vol. 95 of Deeds, page 447, and dated November 17, 1967, recorded November 24, 1967, in Microfilm records as Document No. 18510, Volume M67 page 9056, Records of Klamath County, Oregon; Easement, including the terms and provisions thereof, as disclosed by Warranty Deed dated November 17, 1967, recorded November 24, 1967, in Microfilm records as Document No. 18511, Volume M67 page 9059, Records of Klamath County, Oregon.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 95,000.00
~~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 24th day of January, 1969.

(SEAL)

Keith L. Rice

(SEAL)

(SEAL)

Virginia Rice

(SEAL)

STATE OF OREGON, County of Klamath) ss. January 29, 19 69

Personally appeared the above named Keith L. Rice and Virginia Rice, husband and

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

Before me:

Notary Public for Oregon

My commission expires

February 27, 1971

After recording return to:
George Brosterhouse

1541 Elm Street

Klamath Falls, Or. 97601

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 18th day of February, 19 81, at 4:24 o'clock P. M., and recorded in book M81 on page 2824 Record of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Riehn County ClerkBy *Bernadette J. Letts*

County Clerk—Recorder

Deputy

Fee \$3.50