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21643

GRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

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This Indenture Witnesseth, THAT Frank E. McBain, Jr. and Betty J. McBain,

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

Robert C. Johnson and Patricia A. Johnson, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

The NE  $\frac{1}{4}$  and the S  $\frac{1}{4}$  of Section 23; The W  $\frac{1}{4}$  of Section 24 in Township 36 South, Range 11 East of the Willamette Meridian.

Subject to: Rights of the public in and to any portion of said premises lying within the limits of roads and highways; Any existing easement visible on the ground for roads, pipelines or utilities, to which the property might be subject under provisions of Land Status Report recorded in Deed Volume 302 at page 200, (affects NE  $\frac{1}{4}$ , Sec. 23 and NW  $\frac{1}{4}$ , Sec. 24); Any existing easements visible on the ground for roads, pipelines or utilities, to which the property might be subject under provisions of Land Status Report recorded in Deed Volume 303 at page 558, (affects S  $\frac{1}{4}$ , Sec. 23); Any existing easements visible on the ground for roads, pipelines or utilities, to which the property might be subject under provisions of Land Status Report recorded in Deed Volume 308 at page 66, Records of Klamath County, Oregon, and in Deeds 313 at page 110, Volume 315 at page 546, Volume 315 at page 549, Volume 315 at page 552, Volume 329 at page 405, and Volume 337 at page 558, (affects SW  $\frac{1}{4}$  Sec. 24).

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 25,500.00.  
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 10th day of May, 19 72

(SEAL)

(SEAL)

STATE OF OREGON, County of Klamath ) ss. May 28, 19 72

Personally appeared the above named Frank E. McBain, Jr. and Betty J. McBain, husband and wife,

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

Before me:

Shirley J. Holman  
Notary Public for Oregon.  
My commission expires 11/21/75

After recording return to:  
MAYNARD, ROBERT C. JOHNSON

P.O. Box 4010

CHENOA, B.C. CANADA

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 18 day of December, 19 81, at 3:45 o'clock P. M., and recorded in book M 81 on page 21643 Record of Deeds of said County.

Witness my hand and seal of County affixed.

Myelyn Blichn County Clerk

By

Joy M. Dux  
Deputy

From the Office of  
GARNONG, GORDON & SISEMORE  
139 Main Street  
Klamath Falls, Oregon 97601

Deputy