

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

Vol. M84 Page 11666

This Indenture Witnesseth, THAT CHESTER DUNCAN and LEOTA DUNCAN, 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 LAWRENCE LELAND PRIANO and KATHLEEN LORRAINE PRIANO, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

The SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 17, Township 35 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.

Subject to: Rights of the public in and to any portion of said premises lying within the limits of public roads and highways; Reservations as set forth in Land Status Report, recorded February 16, 1959, in Deed Volume 309 at page 558, Records of Klamath County, Oregon; Easements and rights of way of record and those apparent on the land, if any.

In addition to the foregoing grantors reserve a non-exclusive, perpetual easement within the limits of existing roadways on the above-described premises for the use and benefit of and for ingress and egress to the following-described real property situated in Klamath County, Oregon, to-wit: NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 17, Township 35 South, Range 13, E.W.M., which said easement shall be appurtenant thereto, run therewith, and which grantees do hereby grant.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 15,000.00
~~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 9th day of June, 1975

(SEAL)

(SEAL)

CALIFORNIA
 STATE OF ~~OREGON~~ County of Tehama) ss.
 Personally appeared the above named Chester Duncan and Leota Duncan, husband and wife,
 and acknowledged the foregoing instrument to be their voluntary act and deed.



Before me:

Notary Public for ~~OREGON~~ California
 My commission expires

After recording return to:

Lawrence L. Priano

8408 SW Tygh Loop

Tualatin, Oregon 97062

Until a change is requested, all tax statements shall be sent to the following name and address:
 Lawrence L. Priano

8408 SW Tygh Loop

Tualatin, Oregon 97062

From the Office of
 GANONG & SISEMORE
 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 11th day of July 1975, at 11:15 o'clock A.M., and recorded in book M84 on page 11666 Record of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn

By Pam Smith County Clerk-Recorder

Fee: \$4.00

Deputy

84 JUL 11 1975

OK 4.60