

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT BURTON W. BROUILLARD and FRANCES L. BROUILLARD, 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 GEORGE E. McMAHAN and HELEN McMAHAN, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

Beginning at the most Easterly corner of Lot 1, in Block 38 of ORIGINAL TOWN OF LINKVILLE, now CITY OF KLAMATH FALLS, Oregon, and Southwesterly along the Northwesterly line of Klamath Avenue 71.24 feet to the Easterly corner of Deed Volume 71, page 564, recorded May 24, 1926, in Records of Klamath County, Oregon; thence Northwesterly along the North-east line of said deed and at right angles to Klamath Avenue 50 feet; thence Northeasterly parallel with Klamath Avenue 71.24 feet; thence Southeasterly along the Southwesterly line of Seventh Street 50 feet to the place of beginning, being a part of Lots 1 and 2 of said Block and Addition.

Subject to: Party Wall Agreement, including the terms and provisions thereof, recorded November 18, 1947, in Deed Volume 214 at page 52, Records of Klamath County, Oregon, affecting property lying North of property in question.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 35,000.00  
~~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 on 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 as 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 18th day of January, 1971

(SEAL)

(SEAL)

STATE OF OREGON, County of Klamath

Personally appeared the above named ) ss.

husband and wife, Burton W. Brouillard and Frances L. Brouillard, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

*Wade H. Schmeck*  
 Notary Public for Oregon.  
 My commission expires July 24, 1973

STATE OF OREGON,

County of Klamath

ss.

I certify that the within instrument was received for record on the 26th day of July 1971, at 3:20 o'clock P. M., and recorded in book M85 on page 11821 Record of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

By *Don Smith* County Clerk-Recorder

Fee: \$5.00

Deputy

From the Office of  
 GANONG, GANONG & GORDON  
 First Federal Building  
 Klamath Falls, Oregon 97601

After recording, return to:

*Geo E McMahon*  
 128 S. 7th Street  
 Klamath Falls, Or  
 97601

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