

56257

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

Vol. M85 Page 20167

This Indenture Witnesseth, THAT GEORGE MARION GRIEB and GLADYS ELVA GRIEB,

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

WILMER E. HAMMERICH and BARBARA J. HAMMERICH,

husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

S½ of Section 25; N½ of Section 36; S½SE¼ of Section 26; N½NE¼ of Section 35; and a tract in the Northwest corner of the NW¼SW¼ of Section 36, more particularly described as follows:

Commencing at the Northwest corner of the SW¼ of Section 36; thence South 163 feet; thence East 534.48 feet; thence North 163 feet; thence West along the existing fence 534.48 feet to the point of beginning, all in Township 40 South, Range 13 East of the Willamette Meridian; EXCEPT that portion conveyed to United States of America by deed recorded March 29, 1952, in Volume 253 at page 670, Deed Records of Klamath County, Oregon.

Subject to: Acreage and use limitations under provisions of United States Statutes and regulations issued thereunder; Liens and assessments of Klamath Project and Langell Valley Irrigation District, and regulations, easements, contracts, water and irrigation rights in connection therewith; Easements and rights of way of record and apparent on the land; Reservations and restrictions contained in deed recorded May 11, 1950, in Deed Volume 238 on page 597, Records of Klamath County, Oregon; Mortgage to The Prudential Insurance Company of America, recorded Nov. 14, 1966, in Microfilm Records as M-66 on page 11736, records of Klamath County, Oregon, which Mortgage grantees hereby expressly assume and agree to pay according to the tenor thereof as same becomes payable and the note accompanying it; Mortgage to Ethel R. Manning, recorded November 14, 1966 in Microfilm records M-66 on page 11740, Records of Klamath County, Oregon, which Mortgage grantees hereby expressly assume and agree to pay according to the tenor thereof as same becomes payable and the note accompanying it.

The above property has been granted special assessments for farm use, and when same is terminated it will be subject to additional ad valorem tax.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 309,600.00
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 owner **s** 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** hand **s** and seal **s**
this 23d day of May, 1973

George Marion Grieb (SEAL) Gladys Elva Grieb (SEAL)
(SEAL) (SEAL)

STATE OF OREGON, County of Klamath) ss. May 25, 1973
Personally appeared the above named George Marion Grieb and Gladys Elva Grieb,
husband and wife,
and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Shirley J. [Signature]
Notary Public for Oregon
My commission expires 8-5-75

After recording return to:

W. E. Hammerich
Box 808
Bonanza, Ok 97623

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 11th day of December, 1985, at 3:20 o'clock P. M., and recorded in book M85 on page 20167 Record of Deeds of said County.

Witness my hand and seal of County affixed
Evelyn Biehn, County Clerk

By Pam Smith County Clerk—Recorder
Deputy

Fee: \$5.00

85 DEC 11 PM 3 20
58