

57548

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

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THIS INDENTURE WITNESSETH, that JACK T. McCARTY hereinafter known as grantor, for the consideration hereinafter stated has bargained and sold, and by these presents does grant, bargain, sell and convey unto JACK T. McCARTY and EUNORA MICKIE McCARTY, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

A tract of land situated in the SW1/4NE1/4SW1/4 of Section 36, Township 38 South, Range 9 East of the Willamette Meridian, more particularly described as follows:

Beginning at a point on the East boundary of Patterson Street, said point being North 89°55' East a distance of 1345.2 feet and North 0°16' West a distance of 1687.0 feet from the Southwest corner of said Section 36; thence North 89°39½' East parallel with Eberlein Avenue a distance of 125.0 feet; thence North 0°16' West parallel with Patterson Street a distance of 100.0 feet; thence South 89°39½' West parallel with Eberlein Avenue a distance of 125.0 feet to the East boundary of Patterson Street; Thence South 0°16' East along the East boundary of Patterson Street, a distance of 100.0 feet, more or less, to the point of beginning.

Subject to: Rules, regulations, liens and assessments of First Addition to Moyina Improvement District; Easement, including the terms and provisions thereof, to the California Oregon Power Company, dated March 11, 1940, recorded April 5, 1940, in Deed Volume 128 at page 267, Records of Klamath County, Oregon; Trust Deed, including the terms and provisions thereof, dated June 16, 1964, recorded June 24, 1964, in Mortgage Book 224 at page 153, to Oregon Title Company of Klamath County, trustee for beneficiary, First National Bank of Oregon, which said Trust Deed grantees hereby expressly assume and agree to pay according to the tenor thereof as same becomes payable and the note accompanying it.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$None.

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantees as an estate by the entirety. And the said grantor does hereby covenant, to and with the said grantees, and their assigns, that Grantor is the owner in fee simple of said premises; that they are free from all incumbrances, except those of record and that he will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, Jack T. McCarty has hereunto set his hand and seal this 16th day of January, 1986.

Jack T. McCarty
Jack T. McCarty

STATE OF OREGON, County of Klamath) SS January 24, 1986

Personally appeared the above named Jack T. McCarty and acknowledged the foregoing instrument to be his voluntary act and deed.
BEFORE ME:

(SEAL)

William M. Ganong
Notary Public for Oregon

My commission expires: 11-2-88



After recording return to:
William M. Ganong
Attorney at Law
1151 Pine Street
Klamath Falls, OR 97601

Jack T. & Mickie McCarty
1143 Patterson
K Falls, OR 97603

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STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____
of _____ January A.D. 19 86 at 3:57 o'clock P M., and duly recorded in Vol. 386
of _____ Deed on Page 1219

FEE \$9.00

Evelyn Biehn, County Clerk
By *[Signature]*

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