

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT FRANK E. McBain, Jr. and BETTY J. McBain, husband and wife, hereinafter known as grantors, for and in consideration of the sum of Dollars, to them

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paid, have bargained and sold and by these presents do grant, bargain, sell and convey unto WILLIAM L. GALLAGHER and NADINE F. GALLAGHER, husband and wife, the following described premises, situated in Klamath County, Oregon, to-wit:

- PARCEL 1 - Government Lots 3, 4 and 5, and SE $\frac{1}{4}$ NW $\frac{1}{4}$, NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 6, Township 37 South, Range 12 East of the Willamette Meridian.
- PARCEL 2 - E $\frac{1}{2}$ SW $\frac{1}{4}$ and Government Lots 3 and 4 in Section 30, Township 36 South, Range 12 East of the Willamette Meridian. And Government Lot 1, Section 31, Township 36 South, Range 12 East of the Willamette Meridian.
- PARCEL 3 - SE $\frac{1}{4}$ of Section 25, NE $\frac{1}{4}$ of Section 36, ALL in Township 36 South, Range 11 East of the Willamette Meridian.
- PARCEL 4 - E $\frac{1}{2}$ SE $\frac{1}{4}$ of Section 36, Township 36 South, Range 11 East of the Willamette Meridian.

Subject to: Acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder; All contracts, water rights proceedings, taxes and assessments relating to irrigation, drainage and/or reclamation of said lands; and all rights of way for roads, ditches, canals, conduits, if any of the above there may be; Rights of the public in and to any portion of said premises lying within the limits of public roads and highways; Reservations set forth in Land Status Report recorded January 12, 1959, in Deed Volume 308 at page 471; An easement created by instrument, including the terms and provisions thereof, dated November 2, 1961, recorded January 9, 1962, in Book 335 at page 23, in favor of Pacific Power and Light Company.

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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,
this 28th day of

They have hereunto set
April, 19 67.

their hands and seals

Frank E. McBain, Jr. (SEAL)
Betty J. McBain (SEAL)
(SEAL)
(SEAL)

STATE OF OREGON, County of Klamath) ss. May 1, 19 67.
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.

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

Before me:

Ernest F. Gordon
Notary Public for Oregon. 5-15-68
My commission expires

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 18th day of July 19 67, at 3:37 o'clock P M., and recorded in book 1886 on page 12655 Record of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

By *Phyllis Smith* Deputy

Fee: \$10.00

Ret: M.T.C. -

Send to:

W. L. & N. Gallagher
St. Rt. 2, Box 898
Sprague River, Or
97639