

66966

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

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This Indenture Witnesseth, THAT GLEN LEE HILYARD and SHIRLEY FAYE HILYARD,

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 JERRY F. SEID and ALICE C. SEID, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

Commencing at the Northeast corner of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 14, Township 39 South, Range 9, East of the Willamette Meridian; thence North 89°50' West, along the centerline of Johns Avenue, 30.00 feet; thence South 0°10' East, 30.00 feet to the South boundary of Johns Avenue and the West boundary of Homedale Road for the true point of beginning; thence South 0°10' East, along the West boundary of Homedale Road 563.06 feet; thence West, 929.26 feet; thence North 0°01' West, 374.97 feet to an iron pin on the East boundary of the A-3-b Lateral; thence North 4°11'40" East along said Lateral boundary, 191.26 feet to the South boundary of Johns Avenue; thence South 89°50' East, along said Avenue Boundary, 913.74 feet to the true point of beginning, containing 12.00 acres, more or less.

Subject to: Taxes for fiscal year commencing July 1, 1971, which are now a lien but not yet payable; Easement created by instrument recorded October 16, 1942, in Book 150, page 346, Deed Records, in favor of Pacific Power & Light Co. for pole and wire lines over SW $\frac{1}{4}$ SE $\frac{1}{4}$; Easement created by instrument recorded June 11, 1940, in Book 129 at page 587, Deed Records, in favor of Daniel C. Dimmitt and Alfa Dimmitt, husband and wife, for irrigation ditch over SW $\frac{1}{4}$ SE $\frac{1}{4}$; Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District; Easement created by instrument recorded April 11, 1908, in Book 24, page 68, Deed Records, in favor of The United States for laterals and sub-laterals over SW $\frac{1}{4}$ SE $\frac{1}{4}$.

Reserving unto the grantors, their executors, heirs and assigns an easement across the Easterly 15 feet of the above described property for the construction, maintenance and repair of gas, water and sewer pipes mains and conduits.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$24,000.00. 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 hand and seal this 7th day of October, 1971

(SEAL) *Glen Lee Hilyard* (SEAL)
(SEAL) *Shirley Faye Hilyard* (SEAL)

STATE OF OREGON, County of Klamath) ss. October 7, 1971
Personally appeared the above named Glen Lee Hilyard and Shirley Faye Hilyard,

husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

TERRENCE E. JENNESS
NOTARY PUBLIC-OREGON

My Commission Expires

Before me:

Terrence E. Jenness
Notary Public for Oregon
My Commission expires 7-21-72

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

After recording return to:

Jerry F. Seid
2804 S.E. 48th Street
Portland, OR. 97206

From the Office of
GANONG, GANONG & GORDON

First Federal Building
Klamath Falls, Oregon 97601

on this 10th day of Oct. A.D., 1971
at 10:30 o'clock A.M. and duly recorded
in Vol. M86 of Deeds Page 18519

Evelyn Biehn, County Clerk
By *Sam Smith*

Fee. \$10.00

Deputy.