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MYC 599

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT KEITH L. RICE,

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hereinafter known as grantor, for the consideration hereinafter stated
 has bargained and sold, and by these presents does grant, bargain, sell and convey unto
 EDWARD CHARLES FLANDERS and VIOLETTE M. FLANDERS,
 husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

Farm Unit "E" according to the farm unit plat, also described as the S $\frac{1}{2}$
 of Lot 5, all of Lots 12, 21, 24, 25 and 26, and the S $\frac{1}{2}$ of Lot 23, of
 Section 19, Township 41 South, Range 12 East of the Willamette Meridian,
 Klamath County, Oregon.

Subject to: Taxes for fiscal year 1976-77 which are now a lien but not
 yet payable; Statutory powers, including the power of assessment of Klamath
 Irrigation District; Rights of the public in and to any portion of
 the herein described property lying within the limits of roads and high-
 ways; Reservations as contained in instrument recorded December 10, 1931,
 in Volume 96, page 380, Deed Records of Klamath County, Oregon; Reservations
 as contained in Deed recorded March 4, 1937, in Volume 108, page
 189, Deed Records of Klamath County, Oregon.

NOTE: 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 \$ 100,000.00
 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 grantor do es hereby covenant, to and with the said grantees, and
 their assigns, that he is the owner in fee simple of said premises; that they are free from
 all incumbrances, except those above set forth,
 and that he will warrant and defend the same from all lawful claims whatsoever,
 except those above set forth.

IN WITNESS WHEREOF, he has hereunto set his hand and seal
 this 16th day of August, 1976

(SEAL)

Keith L. Rice

(SEAL)

(SEAL)

(SEAL)

STATE OF OREGON, County of Klamath) ss. August 30, 1976
 Personally appeared the above named Keith L. Rice,

and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

Judy B. Lubat
 Notary Public for Oregon.
 My commission expires 8-12-77

After recording return to:

Michael C. Miller

601 Main St.

Klamath Falls, OR 97601

Until a change is requested, all tax statements
 shall be sent to the following name and address:

Edward C. and Violet M. Flanders

Star Rt. 165

Malin, OR 97632

From the Office of
 GANONG & SISEMORE
 538 Main Street
 Klamath Falls, Oregon 97601

STATE OF OREGON,

County of Klamath

ss.

I certify that the within instrument was re-
 ceived for record on the 16th day of December
 1976, at 4:20 o'clock P. M., and recorded in book
 M86 on page 23221 Record of Deeds of
 said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, Klamath County Clerk

County Clerk—Recorder

By

Ann Smith

Deputy

DEC 15 PM 4 20
 '86