

## WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT MELVIN R. GRIFFITH and MAXINE H. GRIFFITH,  
husband and wife,

hereinafter known as grantor s, for the consideration hereinafter stated  
have bargained and sold, and by these presents do grant, bargain, sell and convey unto

ALLEN PENNINGTON and KATHY PENNINGTON,

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

A portion of the NW $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 1, Township 39 South, Range 9 E., W.M., more particularly described as follows: Beginning at a point which is 662 feet Westerly on the Northerly right of way line of the Dallas-California Highway, from the Southeast corner of the SW $\frac{1}{4}$ SE $\frac{1}{4}$  of Sec. 1, T. 39 S., R. 9 E., W.M., and thence North 1241.46 feet, more or less to the True Point of Beginning, which point is the Southeast corner of "...a strip of land 139.3 feet wide..." as described in deed from Allen Golden and Baulah Golden to James William Parks, recorded in Vol. 235, page 4, deed records of Klamath County, Oregon; thence South 85 degrees 28' West, along the Southerly line of said strip of land, a distance of 227.0 feet; thence South a distance of 398 feet, more or less, to the South bank of the Enterprise Irrigation District Ditch; thence Southeasterly along the South bank of said ditch to a point which is South a distance of 557.7 feet from the point of beginning; thence North a distance of 557.7 feet, more or less, to the point of beginning. TOGETHER WITH an easement for ingress and egress as follows: A portion of the NW $\frac{1}{4}$ SE $\frac{1}{4}$  of Sec. 1, T. 39 S., R. 9 E., W.M., more particularly described as follows: Beginning at a point which is 662 feet Westerly on the Northerly right of way line of the Dallas-California Highway, from the Southeast corner of the SW $\frac{1}{4}$ SE $\frac{1}{4}$  of Sec. 1, Twp. 39 S., R. 9 E., W.M., and thence North 1241.46 feet, thence S. 85 degrees 28' W., a distance of 227 feet, to the true point of beginning; thence continuing S. 85 degrees 28' W. 242 feet; thence S. 20 feet; thence N. 85 degrees 28' E. 242 feet; thence N. 20 feet to the true point of beginning.

SUBJECT TO: Easements and rights of way of record and those apparent on the land, if any; Contract and/or liens for irrigation and/or drainage and assessments; Mortgage recorded March 4, 1959, in M-188, page 388, Records of Klamath County, Oregon, to Pacific First Federal Savings and Loan Association, a Federal corporation, which grantees assume and agree to pay.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 20,000.00.  
~~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 s 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 as above set out, and that they will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, grantors have hereunto set their hands and seal s  
this 29th day of June 19 70 .

(SEAL)

Melvin R. Griffith

(SEAL)

(SEAL)

Maxine H. Griffith

(SEAL)

STATE OF OREGON, County of Klamath

) ss.

June 30

19 70

Personally appeared the above named

MELVIN R. GRIFFITH and MAXINE H. GRIFFITH, husband and wife,

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

Before me:

Ernest F. Johnson

Notary Public for Oregon.

My commission expires

After recording return to:

Kathy Pennington  
2531 Unity St  
Klamath Falls, Ore  
97603

STATE OF OREGON,

County of Klamath

) ss.

I certify that the within instrument was received for record on the 13th day of July, 19 70, at 2:39 o'clock P. M., and recorded in book M89 on page 12840. Record of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

County Clerk-Recorder

By Daniel M. Mulendare

Deputy

Fee \$8.00

From the Office of  
GANONG, GANONG & GORDON  
First Federal Building  
Klamath Falls, Oregon 97601

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