

18516

WARRANTY DEED TO CREATE ESTATE IN THE ENTIRETY

This Indenture Witnesseth, THAT JAMES A. WOOD, JR. and BARBARA G. SEARCY, who was formerly known as Barbara G. Wood,

hereinafter known as grantors,

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have bargained and sold, and by these presents do hereby covenant, sell and convey unto their heirs, assigns, and assigns forever, the following described premises, situated in Klamath County, Oregon, to-wit:

A tract situated in the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 23, Township 39 South, Range 9 East of the Willamette Meridian, more particularly described as follows:

Beginning at the Southwest corner of the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 23, T. 39 S., R. 9 E.W.M., in Klamath County, Oregon, which point of beginning is marked by the intersection of old fence lines with the centerline of the Homedale-Dixon County Road; thence North 89°47' East, along a line parallel to and 145 feet distant from the South line of the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 23, a distance of 300 feet; thence South 145 feet, more or less, to the South line of said NE $\frac{1}{4}$ SE $\frac{1}{4}$; thence South 89°47' West, along said South line a distance of 300 feet, more or less to the point of beginning.

SUBJECT TO: Reservations, restrictions, regulations, easements and rights of way of record and those apparent on the land; and also SUBJECT TO that certain Trust Deed and Note executed by the Grantors in favor of the United States National Bank of Oregon, an Association, recorded February 7, 1978, in Volume M78 at page 2218 of the Mortgage Records of Klamath County, Oregon, which the Grantees have assumed and agreed to pay and to hold Grantors harmless from.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$55,000.00. However, the actual consideration includes other property, which is part of the same 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 in fee simple of said premises; that they are free from all incumbrances, except those set forth above, 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 seals this 9th day of December 1982.

James A. Wood (SEAL)

Barbara G. Searcy (SEAL)
Barbara G. Searcy

STATE OF OREGON, County of Klamath ss. December 16, 1982.
Personally appeared the above named James A. Wood and Barbara G. Searcy, who was formerly known as Barbara G. Wood, and acknowledged the foregoing instrument to be their voluntary act and deed.

After recording return to:
Klamath County Title Co.
P. O. Box 151
Klamath Falls OR 97601
Until a change is requested, all tax statements shall be sent to the following name and address:
Mr. & Mrs. Mickey Cummings
c/o U. S. National Bank
No change

Before me:
Donna K. Russell
Notary Public for Oregon
My commission expires 9/23/85
STATE OF OREGON,
County of Klamath } ss.
I certify that the within instrument was received for record on the 17th day of December 1982, at 11:51 o'clock A.M., and recorded in book M82 on page 18043 Record of Deeds of said County.

Witness my hand and seal of County affixed.
Evelyn Biehn County Clerk
By Connette Mueller Deputy

Fee \$4.00

Deputy

OF OREGON: COUNTY OF KLAMATH: ss.
for record at request of Aspen Title
April A.D. 19 94 at 1:32 o'clock P M. and duly recorded in Vol. M94 day of Co. Den Docket on Page 13094

\$10.00
Evelyn Biehn County Clerk
By Connette Mueller