

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

30577

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This Indenture Witnesseth, THAT FRANK G. SIKES and BILLIE J. SIKES, husband

and wife, hereinafter known as grantors, for the consideration hereinafter stated have bargained and sold by these presents do grant, bargain, sell and convey unto ELMER W. SCHMOLL and GEORGIA SCHMOLL, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

Lot 3 of LOMA LINDA HEIGHTS.

Subject to: Reservations and Conditions as to set back lines and easement, including the terms and provisions thereof, as set out in the dedication and plat of Loma Linda Heights; Declaration of Conditions and Restrictions, dated August 4, 1955, recorded August 5, 1955, in Volume 276 at page 330, Deed Records of Klamath County, Oregon, as amended by Amendment to Declaration of Conditions and Restrictions dated December 1, 1955, recorded January 3, 1956, in Volume 280 at page 263, Deed Records of Klamath County, Oregon; Reservations, conditions and recitals, including the terms and provisions thereof, as shown in deed dated January 12, 1955, recorded February 21, 1955, in Volume 272 at page 375, Deed Records of Klamath County, Oregon; Right of Way, including the terms and provisions thereof, dated October 7, 1956, recorded October 23, 1956, in Volume 287 at page 400, Deed Records of Klamath County, Oregon; (Affects Northeasterly 8 feet of said Lot 3).

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 3,700.00
However, the actual consideration includes other property which is part of the consideration.
(Strike out the above when not applicable)

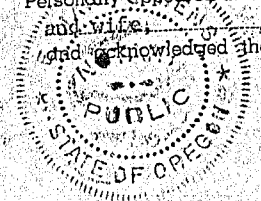
TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantees as an estate by the entirety. And the said grantors do hereby covenant, to and with the said grantees, and their assigns, that they are the owner s in fee simple of said premises; that they are free from all incumbrances, 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 hands and seals
this 25th day of March, 19 69.

(SEAL)

(SEAL)

STATE OF OREGON, County of Klamath) ss. March 25th, 1969.
Personally appeared the above named Frank G. Sikes and Billie J. Sikes, husband and wife,
and acknowledged the foregoing instrument to be their voluntary act and deed.



Before me:

E. Marie Owens
Notary Public for Oregon
My commission expires January 27, 1973

After recording return to:
Bruce Owens Realtor

520 Klamath Ave.

Klamath Falls, Oregon

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

STATE OF OREGON,) ss.
County of Klamath
I certify that the within instrument was received for record on the 2nd day of APRIL 19 69, at 11:31 o'clock A.M., and recorded in book M-69 on page 2365 Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM D. MILNE

By Charles K. Smith
County Clerk-Recorder
Deputy

FEF \$ 1.50