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WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT JACOB C. RENIE, a single man,

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

Lot 5 in Block 48 of Hillside Addition to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. 1969-70 taxes, now a lien but not yet payable.
2. Party Wall Agreement, including the terms and provisions thereof, between Flora E. Stevenson and Wallace J. Stevenson, legal owners, and H. B. Dexter and Hester Dexter, his wife, purchasers, parties of the first part; and Jacob C. Renie and Ruth E. Renie, his wife, parties of the second part, dated June 5, 1952, recorded June 9, 1952, in Deed Volume 255, page 146, records of Klamath County, Oregon.
3. Agreement, including the terms and provisions thereof, regarding right of way and easement for hot water well, between Jacob C. Renie and Ruth E. Renie, his wife, parties of the first part; Flora E. Stevenson and Wallace J. Stevenson, her husband, legal owners and H. B. Dexter and Hester Dexter, his wife, purchasers, all parties of the second part, dated November 5, 1957, recorded November 20, 1957, in Deed Volume 295, page 543, records of Klamath County, Oregon.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 17,500.00. 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 does 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 17th day of July 19 69.

(SEAL)

Jacob C. Renie

(SEAL)

(SEAL)

(SEAL)

STATE OF OREGON, County of Klamath) ss. July 18, 19 69.
Personally appeared the above named JACOB C. RENIE, a single man,

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

Before me:

Frank J. Ganong
Notary Public for Oregon
My commission expires February 27, 1971

After recording return to:

*First Fed. Bldg.
540 Main St.
Klamath Falls*

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

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 4th day of August, 1969, at 10:30 o'clock P.M., and recorded in book M-69 on page 6761. Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

County Clerk-Recorder

By

Charles K. Weston
Deputy

FEE \$ 1.50