

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

39782

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This Indenture Witnesseth, THAT FEROL J. CLARK and GROVER C. CLARK, her husband, and DIANA M. CLARK and DAVID N. CLARK, her husband, hereinafter known as grantors, for the consideration hereinafter stated have bargained and sold, and by these presents do grant, bargain, sell and convey unto JAY W. JOHNSON and SHEILA E. JOHNSON, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

Lot 12 in Block 4 of FIRST ADDITION TO WINEMA GARDENS, Klamath County, Oregon.

SUBJECT TO: Rules, regulations, liens and assessments of South Suburban Sanitary District; Reservations, restrictions, conditions, easements and set-back lines, as shown on the Plat and in the Dedication of First Addition To Winema Gardens; Reservations and restrictions in deed dated May 14, 1951, recorded July 13, 1951, in Deed Volume 278 at page 397; Trust Deed, including the terms and provisions thereof, dated December 14, 1965, recorded December 14, 1965, in M-65 at page 4662, to William Ganong, trustee for beneficiary First Federal Savings and Loan Association of Klamath Falls, Oregon, a corporation, which said Trust Deed grantees hereby expressly assume and agree to pay according to the tenor thereof as same becomes payable and the note accompanying it.

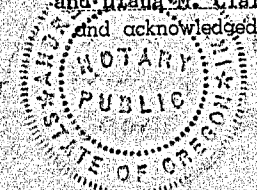
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 19,500.00
However, the actual consideration includes other property which is part of the consideration.
(Strike out the above when not applicable)

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantees as an estate by the entirety. And the said 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 11th day of March, 1970.

X David N. Clark (SEAL) X Grover C. Clark (SEAL)
X Diana M. Clark (SEAL) X Ferol J. Clark (SEAL)

STATE OF OREGON, County of Klamath) ss. March 11, 1970
Personally appeared the above named Ferol J. Clark and Grover C. Clark, her husband, and Diana M. Clark and David N. Clark, her husband, and acknowledged the foregoing instrument to be their voluntary act and deed.



Before me:

Andrew A. Silani
Notary Public for Oregon
My commission expires March 13, 1974

After recording return to:

Silani Realty
314 So 6th

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 30th day of March 1970, at 11:00 o'clock AM, and recorded in book M 70 on page 2444 Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. McLENE

By [Signature] County Clerk-Recorder

FEE \$1.50