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VOL. M70 PAGE 2481

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT DOROTHY M. WATKINS, a single woman,

hereinafter known as grantor, for the consideration hereinafter stated  
has bargained and sold, and by these presents does grant, bargain, sell and convey unto  
DONALD E. JOHNSON and MARGARET J. JOHNSON,  
husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

Lots 2 and 3 in LAKEWOOD HEIGHTS.

SUBJECT TO: Regulations, liens, and assessments of Lakewood District Improvement Company; Conditions, restrictions, and set-back lines, including the terms and provisions thereof as set forth in Deed Book 118 at page 451 and 118 at page 475 and 138 at page 257; Easements, releases, rights of way, and agreements, including the terms and provisions thereof, to Pacific Power and Light Company, formerly the California Oregon Power Company and California-Oregon Power Company, as shown in Deed Volume 68 at page 277 and 281, Deed Volume 105 at page 226 and 227, Deed Volume 126 at page 445; Reservations, building restrictions, right, conditions, and easements as shown on the Plat and in the Dedication of Lakewood Heights.

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The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 17,000.00.  
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 does hereby covenant, to and with the said grantees, and their assigns, that she is the owner in fee simple of said premises; that they are free from all incumbrances, except as above set out and that she will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, grantor has hereunto set her hand and seal  
this 3rd day of March 19 70

(SEAL) Dorothy M. Watkins (SEAL)  
(SEAL)

STATE OF CALIFORNIA County of ss. March 3, 19 70  
Personally appeared the above named DOROTHY M. WATKINS, a single woman,

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

OFFICIAL SEAL  
JOSEPH NUNES  
NOTARY PUBLIC-CALIFORNIA  
PRINCIPAL OFFICE IN  
ALAMEDA COUNTY  
My Commission Expires September 18, 1973  
1045 Evelyn Avenue, Albany, California 94706

Before me:  
Joseph Nunes  
Notary Public for Oregon  
My commission expires 9-18-73

After recording return to:

STATE OF OREGON,  
County of Klamath ss.  
I certify that the within instrument was received for record on the 31st day of March, 19 70, at 10:51 o'clock A.M., and recorded in book M70 on page 2481. Record of Deeds of said County.

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

Witness my hand and seal of County affixed.  
Wm. D. Milne  
County Clerk-Recorder  
By Deputy

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