

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

40350

VOL. 170 PAGE 3091

This Indenture Witnesseth, THAT CHARLES L. COX and MARLENE Y. COX, husband

and wife hereinafter known as grantors, for the consideration hereinafter stated have bargained and sold, and by these presents do grant, bargain, sell and convey unto

EDWARD GENTRY and ROBERTA F. GENTRY husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit: Lot 22 in GRACE PARK.

SUBJECT TO:

Acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder; Liens and assessments of Klamath Project and Enterprise Irrigation District, and regulations, contracts, easements, and water and irrigation rights in connection therewith; Right of way including the terms and provisions thereof, from Karius Petersen, a single man, to the California Oregon Power Company, a California corporation, dated May 13, 1943, recorded May 18, 1943 in Vol. 155 at page 304, Deed Records of Klamath County, Oregon; Reservation, conditions and restrictions as shown on the plat and dedication of Grace Park, omitting restrictions herein, if any, based on race, color, religion or national origin;

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 15,000.00.
~~However, the actual consideration paid for this transfer, stated in terms of dollars, is \$ 15,000.00.~~
(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 owners in fee simple of said premises; that they are free from all incumbrances, except as above set out 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 seal
this 13th day of April, 1970

(SEAL) Charles L. Cox (SEAL)

(SEAL) Marlene Y. Cox (SEAL)

STATE OF OREGON, County of Klamath) ss. April 13th, 1970

Personally appeared the above named Charles L. Cox and Marlene Y. Cox, husband and

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

Before me:

Gwendolyn R. Schlumbohm
Notary Public for Oregon.
My commission expires 2-21-73

After recording return to:

Mr. & Mrs. Edward Gentry
5822 Onyx Street
Klamath Falls, Oregon 97601

From the Office of
GANNON GANNON & 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 20th day of April, 1970, at 11:09 o'clock A.M., and recorded in book M-70 on page 3091. Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM D. MILNE

County Clerk-Recorder
By Charles L. Vesterlund Deputy

FEE \$1.50

APR 20 11 09 AM 1970