

43022

VCL 70 PAGE 6108

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT OSCAR E. SHIVE and GEORGIA B. SHIVE,
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
GARTH KEEFER and CHRISTINA KEEFER,
husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

The following described real property in Klamath County, Oregon:
All that portion of Lots 9 and 10 in Block 10 of EWAUNA HEIGHTS ADDITION to the
City of Klamath Falls, Oregon, described as follows: Beginning at the most
Northerly corner of said Block 10; thence Southerly along the Westerly line of
Second Street 48.8 feet, more or less, to the center of the concrete driveway,
which said concrete driveway is 8.7 feet in width; thence Westerly parallel
with Jefferson Street along the center line of the driveway 104.8 feet to the
Westerly line of Lot 9; thence Northerly along said lot line 48.8 feet, more or less,
to the Northwest corner of said Lot 9; thence Easterly along the Southerly line
of Jefferson Street, 104.8 feet to the place of beginning, together with the use
of all of said concrete driveway for driveway purposes only. Subject to the right
of the use of said concrete driveway as set out in the deed recorded in Book
185 at page 196 of Deed Records of Klamath County, Oregon.

Subject to: Reservation of concrete driveway for driveway purposes as more partic-
ularly described in Deed recorded in Vol. 148 at page 269 of Klamath County,
Oregon Deed Records and to Easements and rights of way of record and those apparent
on the land, if any there may be, and reserving possession of said premises unto
the grantors to and including July 25, 1970.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$7,000.00
~~has been paid in full for the property and is not subject to any other 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 owners 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 22nd day of July 1970
(SEAL) Oscar E. Shive (SEAL)
(SEAL) Georgia B. Shive (SEAL)

STATE OF OREGON, County of Klamath, ss. July 22, 1970
Personally appeared the above named Oscar E. Shive and Georgia B. Shive, husband
and wife
and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

William H. Young
Notary Public for Oregon.
My commission expires March 3, 1972

After recording return to:

Mr. Garth Keefer
2010 Carlson Drive
Klamath Falls, Oregon 97601

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was re-
ceived for record on the 23rd day of July
1970, at 10:45 o'clock A.M., and recorded in book
M 70 on page 6108 Record of Deeds of
said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

By Hazel Daniel County Clerk—Recorder
Deputy

Fee \$1.50

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

FORM No.
1967

STATE OF
County of
July 23
JOHNSON