

SEP 8 3 41 PM 1970

44634

7921

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT ADA MATTHEWS, a single woman,

hereinafter known as grantor, for and in consideration of the sum of - - - Ten and 00/100 - - - Dollars, to her paid, has bargained and sold and by these presents does grant, bargain, sell and convey unto BEN PETERS and JOSEPHINE PETERS, husband and wife, the following described premises, situated in Klamath County, Oregon, to-wit:

Beginning at the Northwest corner of Lot 3, Block 7 of Altamont Acres, thence East along the North line of Lot 3, a distance of 144 feet to a point; thence South parallel to the West line of Lot 3, a distance of 71.8 feet to a point; thence West parallel to the North line of Lot 3, a distance of 144 feet to a point on the West line of Lot 3; thence North along the West line of Lot 3, a distance of 71.8 feet, more or less, to the point of beginning; said tract containing 0.237 acre, more or less, in Lot 3, Block 7 of Altamont Acres in the SW $\frac{1}{4}$ NE $\frac{1}{4}$  of Section 10, Township 39 S., R. 9 E.W.M., Klamath County, Oregon.

SUBJECT TO: Acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder; Contract and/or lien for irrigation and/or drainage; easements and rights of way of record and those apparent on the land, if any; Rules, regulations, liens and assessments of South Suburban Sanitary District; Reservations and restrictions as shown in deeds recorded in Vol. 73 of Deeds, page 67; and recorded in Vol. 72 of Deeds, page 47, records of Klamath County, Oregon; Reservations and restrictions contained in deed recorded on page 580 of Vol. 169 of Deeds, records of Klamath County, Oregon.

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 those above set forth,

and that she will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, She has hereunto set her hand and seal this 10th day of December, 1965.

STATE OF OREGON, }  
County of Klamath } ss.

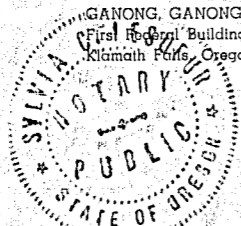
*Ada Matthews* (SEAL)  
(SEAL)  
(SEAL)  
(SEAL)

BE IT REMEMBERED, That on this 10th day of December, A. D. 1965, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Ada Matthews, a single woman,

who is known to me to be the identical person described in and who executed the within instrument, and acknowledged to me that she executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal the day and year last above written.

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



Return to:  
H. F. Smith  
538 Main Street  
Klamath Falls, Oregon

*Sylvia C. Lesueur*  
Notary Public for Oregon  
My Commission Expires 10-25-66

STATE OF OREGON, }  
County of Klamath } ss.

Filed for record at request of:  
H. F. Smith  
on this 8th day of September A. D., 1970  
at 3:51 o'clock P. M. and duly  
recorded in Vol. M-70 of Deeds  
Page 7921

WM. D. MILNE, County Clerk  
By *Charles T. Christman*  
Fee \$1.50 Deputy.