

46669

VOL 170 PAGE 10228

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT KERMIT J. HALAAS and WILMA V. HALAAS,

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 ROGER WAYNE SCHOOLER and CHERYL ANN SCHOOLER husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

Lot 11, Block 2 SHASTA VIEW TRACTS, Reserving unto Grantors, their heirs and assigns a perpetual nonexclusive easement over the Southerly 25 feet thereof, however, grantors also give and grant unto grantees, their heirs and assigns a perpetual nonexclusive easement over the Northerly 25 feet of Lot 10, Block 2 SHASTA VIEW TRACTS. Said 50 feet easement to run 200 feet East from Ogden Street. And said 50 feet easement to be used as a joint driveway. Grantees, their heirs and assigns are prohibited from parking trailer homes used as permanent family dwelling on the lot.

SUBJECT TO: Taxes for the current fiscal year 1970-71 which are now a lien, but not yet payable; Rules, regulations, liens and assessments of South Suburban Sanitary District.

FURTHER RESTRICTION: The said lot cannot be subdivided into more than three sites for family dwellings.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 4,000.00. 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 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 seals this 13th day of October 1970

(SEAL) *Kermit J. Halaas* (SEAL)

(SEAL) *Wilma V. Halaas* (SEAL)

STATE OF OREGON, County of Klamath ) ss. October 16, 1970  
Personally appeared the above named Kermit J. Halaas and Wilma V. Halaas, husband and wife

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

Before me:

*Bernice D. Krupp*  
Notary Public for Oregon.  
My commission expires 3-13-72

After recording return to:

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 17th day of November 1970, at 10:27 o'clock A.M., and recorded in book 170 on page 10228. Record of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk—Recorder

Deputy

Fee \$1.50 By *Cynthia Campbell*

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

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