

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

70-1864

This Indenture Witnesseth, THAT DANIEL J. DUFF and DORIS V. DUFF, 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 WILLIAM M. BAXTER and JANET L. BAXTER, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

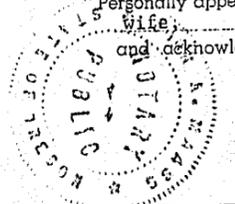
East 100 feet of Lots 3 and 4, Block 26, TOGETHER WITH the West one-half of the vacated alley adjacent on the East, WEST KLAMATH ADDITION, Klamath County, Oregon.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$8,600.00. 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, and that they will warrant and defend the same from all lawful claims whatsoever.

IN WITNESS WHEREOF, they have hereunto set their hands and seals this 12th day of December, 1970. (SEAL) Daniel J. Duff (SEAL) Doris V. Duff (SEAL)

STATE OF OREGON, County of Klamath ) ss. Personally appeared the above named Daniel J. Duff and Doris V. Duff, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.



Before me: John A. Maass, Notary Public for Oregon, My commission expires 7-2-74.

After recording return to: Mr. & Mrs. W. Baxter, Rt. 3 Box 225, Klamath Falls, Ore. From the Office of GANONG, GANONG & GORDON, 97601, 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 13th day of January, 1971, at 10:58 o'clock A.M., and recorded in book M71 on page 286 Record of Deeds of said County.

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

Fee \$1.50

Together with all the tax wise appertaining, the re hereinafter given to and TO HAVE AND TO does not exceed three acre FOR THE PURPOSE OF of the sum of \$8,700. January 11 of principal