

71-166 FEB 16 3 55 PM 1971

49001

VOL. 471 PAGE 1386

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT WILLIAM H. CHURCH and LYNN H. CHURCH, 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 JAMES C. OGDEN and JANICE M. OGDEN, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

Lot 3 in Block 3 of CASA MANANA, Klamath County, Oregon.

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; Rules, regulations, liens and assessments of South Suburban Sanitary District; Reservations and easements for irrigation ditch purposes, including the terms and provisions thereof, as set forth in a Deed dated Sept. 27, 1946 and recorded August 11, 1950, in Deed Volume 241 at page 192; Conditions and restrictions, easements, set back lines as shown on the Plat and in the Dedication of Casa Manana, omitting restrictions herein if any, based on race, color, religion or national origin; Conditions and building restrictions, including the terms and provisions thereof, contained in that certain Declaration recorded May 10, 1963, in Misc. Book 14 at page 480; Easements and rights of way of record and apparent on the land; Trust Deed, including the terms and provisions thereof, dated and recorded August 20, 1968, in M-68 at page 7856, executed by grantors to Transamerica Title Insurance Co., trustee for beneficiary Federal National Mortgage Association, which said Trust Deed Grantees hereby expressly assume and agree to pay according to the tenor thereof as same becomes payable and the note accompanying it.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 19,000.00. 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 on 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 11th day of February, 1971

(SEAL)

William H. Church

(SEAL)

(SEAL)

Lynn H. Church

(SEAL)

STATE OF OREGON, County of Klamath) ss. February 12, 1971
Personally appeared the above named William H. Church and Lynn H. Church, 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 J. OGDEN

3927 Homedale

Klamath Falls, Oregon

From the Office of

GANONG, GANONG & GORDON

First Federal Building
Klamath Falls, Oregon 97601

97601

STATE OF OREGON,

County of Klamath

ss.

I certify that the within instrument was received for record on the 16th day of February, 1971, at 3:56 o'clock PM, and recorded in book M71 on page 1386 Record of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

By Cynthia Campbell County Clerk-Recorder

Deputy

Fee \$1.50