

71-137

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VOL M71 PAGE 1390

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT DONALD JOHN MORRISON and CAROL ANN WHITLATCH, who took title as CAROL ANN MORRISON,

hereinafter known as grantor s, for the consideration hereinafter stated have bargained and sold, and by these presents do grant, bargain, sell and convey unto ALVA C. DOUGLAS and MARIE G. DOUGLAS, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

Lots 54 and 55, Block 14, ST. FRANCIS PARK.

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; Regulations, liens, assessments, and laws relating thereto of South Suburban Sanitary District; Reservations in the dedication of St. Francis Park; Conditions and restrictions contained in a deed recorded Jan. 7, 1955, in Book 161 at page 216, Deed Records of Klamath County, Oregon, omitting restrictions herein if any based on race, color, religion, or national origin; easements and rights of way of record and those apparent on the land.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$11,500.00.
However, the consideration includes other property, including fixtures, furniture, and household goods, which total approximately \$11,500.00.

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 s do hereby covenant, to and with the said grantees, and their assigns, that they are the owner s 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 5th day of February 1971.

(SEAL) *Donald John Morrison* (SEAL)

(SEAL) *Carol Ann Whitlatch* (SEAL)

STATE OF OREGON, County of Klamath ss. February 19, 1971
Personally appeared the above named DONALD JOHN MORRISON and CAROL ANN WHITLATCH

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

Before me:

Wiley Matthews
Notary Public for Oregon
My commission expires Feb. 23 1974

After recording return to:

*Wright Real Estate
1213 Main St.
City*

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

Fee \$1.50

STATE OF OREGON, } ss.
County of Klamath }

I certify that the within instrument was received for record on the 16th day of February 1971, at 3:56 o'clock P.M., and recorded in book M71 on page 1390 Record of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne
County Clerk-Recorder
By *Clyburne Campbell* Deputy