

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT Julia P. Johnson, formerly Julia P. Brown, hereinafter known as grantor, for the consideration hereinafter stated has bargained and sold, and by these presents does grant, bargain, sell and convey unto Orville L. Johnston and Martina M. Johnston, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

Lot 7 of SUMMERS PARK, according to the official plat thereof on file in the records of Klamath County, Oregon.

Subject to: Liens and assessments of Klamath Project and Klamath 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 restrictions contained in the dedication and on the plat of Summers Park; Reservations and restrictions contained in agreement recorded October 27, 1942, in Deed Volume 150 at page 532, Records of Klamath County, Oregon; 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 \$ 13,500.00. 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 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 22nd day of February, 1971.

(SEAL) *Julia P. Johnson* (SEAL)
(SEAL) (SEAL)

STATE OF OREGON, County of Klamath) ss. February 22, 1971
Personally appeared the above named Julia P. Johnson, formerly Julia P. Brown, and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me:

Allen M. Brink
Notary Public for Oregon.
My commission expires October 25, 1974

After recording return to:
Brink & Bldg
Klamath Falls, Oregon
97601

From the Office of
GANONG, GANONG & GORDON
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 25th day of February, 1971, at 4:37 o'clock P. M., and recorded in book M71 on page 1627. Record of Deeds of said County.

Witness my hand and seal of County affixed.

By *Wm. D. Milne* County Clerk-Recorder
Cynthia Campbell Deputy
Fee \$1.50