

28-373

50389

VOL. 71 PAGE 2912

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT W. C. CLARK and ANNETTA M. CLARK, 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 RICHARD P. LEIDERMAN and SANDRA KAY LEIDERMAN, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

Lot 5 in the Subdivision of HOMEDALE TRACTS 49 and 50.

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; Conditions, restrictions and reservations in deed recorded November 30, 1935 in Book 105, page 420, Deed Records of Klamath County, Oregon.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 17,900.00. 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 2nd day of April, 1971

(SEAL) *W. C. Clark* (SEAL)
(SEAL) *Annette M. Clark* (SEAL)

STATE OF OREGON, County of Klamath) ss. April 6, 1971
Personally appeared the above named W. C. Clark and Annette M. Clark, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

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

After recording return to:

Mr. & Mrs. Richard Leiderman
5548 Harlan Dr.
Klamath Falls, Ore.

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 7th day of April, 1971, at 11:21 o'clock A.M., and recorded in book 71 on page 2912. Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE
By *Rhonda Dragul* County Clerk-Recorder
Deputy

FEE \$1.50

\$ 16.00
Clark,
and upon
with interest
on this