

28-450 50934

VOL. 71 PAGE 3578

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT ROBERT G. DIXON and CHARLOTTE C. DIXON,

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 A. WATSON and NORMA J. WATSON, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

The South 155 feet of Lot 11 and the East 32 feet of Lot 8, PLEASANT HOME TRACTS.

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, including the terms and provisions thereof, as set forth in deed recorded May 18, 1943 in Volume 155 at page 294, Deed Records of Klamath County, Oregon; Reservations in deed recorded December 17, 1942, in Deed Volume 151 at page 698, Deed Records of Klamath County, Oregon.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$12,000.00. 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 23rd day of April, 1971.

Robert G. Dixon (SEAL)

(SEAL)

Charlotte C. Dixon (SEAL)

(SEAL)

STATE OF OREGON, County of Klamath, ss. April 23rd, 1971.

Personally appeared the above named Robert G. Dixon and Charlotte C. Dixon, husband and wife,

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

Before me:

Guendelene R. Schlumbohm
Notary Public for Oregon
My commission expires 7-21-73

After recording return to:

Jeanie Chalke Lealton
430 S. 5th St.
City

STATE OF OREGON,
County of Klamath, ss.

I certify that the within instrument was received for record on the 23 day of APRIL 1971 at 3:43 o'clock P.M. and recorded in book M 71 on page 3578 Record of Deeds of said County.

Witness my hand and seal of County affixed.

W. D. MEINE
County Clerk-Recorder

By Hazel Wright Deputy

FEE \$1.50

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