

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

53747

VOL 7711 PAGE 6682

This Indenture Witnesseth, THAT WAYNE A. SPENCER and NORMA FAY SPENCER, 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 CHARLES WILSON CARLSON and SUSAN ELAINE CARLSON, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

Lot 9 in Block 16, BUENA VISTA ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof.

Subject to: Restrictive Covenants of a portion of Buena Vista Addition recorded August 23, 1956, in Misc. Volume 12, page 243, and modified by Waiver and Modification of Restrictive Covenants recorded July 9, 1959, in Deed Volume 314, page 80, Records of Klamath County, Oregon.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$17,500.00. 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 an 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 16th day of June, 1971

(SEAL) *Wayne A. Spencer* (SEAL)

(SEAL) *Norma Fay Spencer* (SEAL)

STATE OF OREGON, County of Klamath ) ss. June 16, 1971

Personally appeared the above named Wayne A. Spencer and Norma Fay Spencer, husband

and wife,

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

Before me:

*Frank J. Ganong*  
Notary Public for Oregon

My commission expires February 27, 1975

After recording return to:  
Ganong, Ganong & Gordon

538 Main Street

Klamath Falls, Oregon 97601

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 28th day of June 1971, at 3:08 o'clock P. M., and recorded in book M-71 on page 6682. Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

By *James D. Hamilton* County Clerk-Recorder

Fee 1.50

Deputy

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

A-2106

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mortgages to  
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Clerk,

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ventilating, water  
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I promise

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United States