

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT ESTHER D. BRUEGGER, who took title as Esther D.

Scarborough, hereinafter known as grantor, for the consideration hereinafter stated has bargained and sold, and by these presents does grant, bargain, sell and convey unto CLARE T. SMALLCOMB and SONJA H. SMALLCOMB, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

28-868

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Lot 23 in Block 10 KLAMATH FALLS FOREST ESTATES Highway 66 Unit, Plat No. 1, Klamath County, Oregon.

Subject to: Reservations in deed to Crater Lake Lumber Company, recorded May 25, 1937 in Volume 109 at page 541, Deed Records of Klamath County, Oregon; Reservations in deed to Crater Lake Lumber Company, recorded May 25, 1937 in Volume 109 at page 543, Deed Records of Klamath County, Oregon; Easement, reserved on the plat and in the dedication of Klamath Falls Forest Estates Highway 66 Unit No. 1; Declaration of Conditions and Restrictions, including other terms and provisions, recorded July 12, 1963, in Volume 346 at page 473.

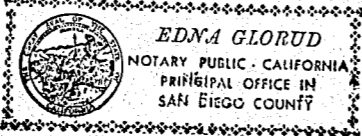
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$2,100.00. However, the actual consideration includes other property which is part of the consideration. (Strike out the above when not applicable)

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantees as an estate by the entirety. And the said 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 21st day of June, 1971

(SEAL) X Esther D. Bruegger (SEAL)

CALIFORNIA STATE OF CALIFORNIA, County of San Diego) ss. June 28, 1971 Personally appeared the above named Esther D. Bruegger, who took title as Esther D. Scarborough, and acknowledged the foregoing instrument to be her voluntary act and deed.



Before me: Edna Glorud Notary Public for Oregon, California My commission expires MY COMMISSION EXPIRES ON JULY 29, 1971

After recording return to: CLARE Smallcomb 118 OLIVE LANE La Canada, Cal. 91011

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 30 day of June, 1971, at 11:14 o'clock A. M., and recorded in book N71 on page 6785 Record of Deeds of said County. Witness my hand and seal of County affixed. Wm. D. Milne County Clerk-Recorder By Cynthia D. [Signature] Deputy Fee \$1.50