

54631

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WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT DOUGLAS DORIS SMELCER and FREDA A. SMELCER, husband and wife,

hereinafter known as grantors, for the consideration hereinafter recited have bargained and sold and by these presents do grant, bargain, sell and convey unto RALPH A. WHITLOCK and SUSAN M. WHITLOCK, husband and wife, the following described premises, situated in Klamath County, Oregon, to-wit:

Lot 23, of Block 71, of Buena Vista Addition to the City of Klamath Falls, Oregon.

All that portion of Lot 22, Block 71, of Buena Vista Addition to the City of Klamath Falls, Oregon, described as follows: Beginning at an iron pin on the line common to Lots 22 and 23, said Block 71, said pin being 37.5 feet along the line common to said Lots 22 and 23 from the Southeasterly corner of said Lot 22; thence North 3 degrees 51' West 21.0 feet; thence North 86 degrees 09' East 18.58 feet; thence South 37 degrees 39' West along a line common to said Lots 22 and 23 a distance of 28.04 feet to the point of beginning.

SAID PORTION OF LOT 22 BEING SUBJECT TO REVERTER CLAUSE in deed from Beth Mae Williams to Douglas Doris Smelcer recorded October 30, 1963, in Book 349 on page 62, Deed records of Klamath County, Oregon, as follows: "Providing, however, that in the event that the improvements presently located on the premises are hereinafter at anytime removed or destroyed, whether by the act of the grantee, her heirs and assigns, or otherwise, that the property hereinbefore described is to revert to the grantor, his heirs and assigns, without any act on the part of the grantor, his heirs and assigns."

SUBJECT TO reservations, easements and rights of way of record and those apparent on the land.

The true and actual consideration for this transfer is \$2,000.00

The foregoing recitation of consideration is true as I verily believe.

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 as 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 15 day of April 1968.

(SEAL)

Douglas Doris Smelcer (SEAL)

(SEAL)

Freda A. Smelcer (SEAL)

STATE OF OREGON, County of Klamath ss. April May 31, 1968.

Personally appeared the above named DOUGLAS DORIS SMELCER and FREDA A. SMELCER, husband and wife,

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

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

Before me:

Mary H. Lott

Notary Public for Oregon.

My commission expires Dec 15, 1968

STATE OF OREGON,

County of KLAMATH } ss.

I certify that the within instrument was received for record on the 26th day of JULY, 1971, at 10:15 o'clock A.M., and recorded in book M 71 on page 7765 Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

County Clerk—Recorder.

By Harold Dugan

Deputy

Fee \$1.50

Ralph G. Whitlock
611 Addison
City

July 26 1971 - 10:15 am