:4 8707 TA 28.1066 54659 Vul M11 Fage WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY This Judenture Mitnesseth, THAT JOHN H. HEITSMITH and CLETA B. HEITSMITH, husband hereinafter known as grantor \boldsymbol{s} , for the consideration hereinafter stated and wife grant, bargain, sell and convey unto have bargained and sold, and by these presents do WAYNE D. WOODWICK and JUNE M. WOODWICK husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit: g Lot 51 of LAMRON HOMES, TOGETHER WITH a 15 foot strip of land situated in the SW% of SW% of SE%, Section 11, Township 39 South, Range 9 East of the (P) Willamette Meridian, described as follows: Beginning at the Southeast corner of Lot 51, LAMRON HOMES SUBDIVISION: thence South 0° 07' East a distance of 15 feet to the South line of Section 11; thence North 89° 56' West along the South line of Section 11 a distance of 85 feet; thence North 0° 07' West a distance of 15 feet to the Southwest corner of Lot 51; thence South 89° 56' East along the South line of Lot 51, 85 feet to the point of beginning.

(SEAL)

(SEAL)

SUBJECT TO acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder; Liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, contracts, easements and water and irrigation rights in connection therewith; Subject to reservations, 15 foot building set back lines, 8 foot easements in back of all lots for sanitary purposes, use and construction restrictions, inc., including the terms and provisions thereof; as shown on the Plat and in the Dedication and as set forth in Declaration of restrictive covenants, recorded July 28, 1958, in Deed Volume 301 at page 380, and an instrument recorded March 19, 1959, in Deed Volume 310 at page 638; and to taxes for fiscal year commencing July 1, 1971 which are now a lein but not yet payable.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$2,500.00 =Mowever, -the-actual consideration includes other property which -ts-part-of-the consideration. (Shthe just the cooverwhen-net appheals).

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 all incumbrances, except as above set out above in tee simple of said premises; that they are free from

will warrant and defend the same from all lawful claims whatsoever, and that they except those above set forth.

their hands and seals IN WITNESS WHEREOF, Grantors ha ve hereunto set 1971 day of July 20th this

Neito (SEAL) itte ISEAL

h 22 1971 STATE OF OREGON, County ofKlamath) ss. Personally appeared the above named John H. Heitsmith and Cleta B. Heitsmith

Before me:

William

STATE OF OREGON,

Notary Public for Oregon.

My commission expires Oct \$ 1974

1. . 5 NOTARY NUDLIC

After recording return to: 2201

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

D. Milne County Clerk-Recorder WW alm Holee Deputy

Witness my hand and seal of County affixed.

I certify that the within instrument was re-ceived for record on the ...26ttday ofJuly......, 1971., at ...12:05...o'clock...P. M., and recorded in book

M71 on page 7779 Record of Deeds of said County.

Fee \$1.50

