

54815 871/ 28-1151

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WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT Joseph Karl Heiderer and Ruth Marie Heiderer,

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 Kenneth E. Eddington and Virginia A. Eddington, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

Lot 20 in HOMEDALE.

Subject to: Taxes for fiscal year commencing July 1, 1971, which are now a lien but not yet payable; 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, water and irrigation rights in connection therewith; Rules, regulations, liens and assessments of South Suburban Sanitary District; Conditions and restrictions as set forth in deed recorded March 9, 1943, in Volume 153 at page 418, Deed Records of Klamath County, Oregon.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$24,500.00. 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 owner s 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 herunto set their hands and seals this 28th day of July, 1971.

(SEAL) Joseph Karl Heiderer (SEAL)

(SEAL) Ruth Marie Heiderer (SEAL)

STATE OF OREGON, County of Klamath) ss. July 28, 1971

Personally appeared the above named Joseph Karl Heiderer and Ruth Marie Heiderer, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

James D. Bouchie
Notary Public for Oregon
My commission expires 10-25-74

After recording return to: Federal
540 Main
City

STATE OF OREGON,)
County of Klamath) ss.

I certify that the within instrument was received for record on the 29th day of July, 1971, at 11:47 a.m. and recorded in book M. 71 on page 7951. Record of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne
By Alice C. Leger County Clerk-Recorder
Deputy

Fee \$1.50

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