

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT JOHN A. PODAWILTZ and MARGARET J. PODAWILTZ, 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 ROBERT L. PHILLIPS and SUSAN K. PHILLIPS, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

Lots 33 and 34 and the East one-half of Lot 32 in Block 6 of ST. FRANCIS PARK.

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; Reservations contained in the Dedication of ST. FRANCIS PARK; Reservations and restrictions contained in deed recorded April 9, 1937, in Deed Volume 108 at page 367, Records of Klamath County, Oregon; Trust Deed, including the terms and provisions thereof, recorded December 16, 1964 in Mortgage Volume 227 at page 567, for beneficiary First National Bank of Oregon, which said Trust Deed grantees hereby expressly assume and agree to pay according to the tenor thereof as same becomes payable and the note accompanying it.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 16,000.00. 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 29th day of July, 1971.

(SEAL)

John A. Podawiltz

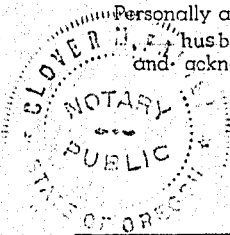
(SEAL)

(SEAL)

Margaret J. Podawiltz

(SEAL)

STATE OF OREGON, County of Klamath) ss. July 29, 1971
Personally appeared the above named John A. Podawiltz and Margaret J. Podawiltz, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.



Before me:

Clover M. Farney
Notary Public for Oregon.
My commission expires Feb 5, 1973.

After recording return to:

Robert L. Phillips
1324 Wilford St.
City

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 29 day of JULY, 1971, at 4:40 o'clock PM., and recorded in book M. 71 on page 7990 Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

By

County Clerk-Recorder

Deputy

FEE \$1.50

47.