

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

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This Indenture Witnesseth, THAT James E. Paulson and Lynnette E. Paulson,

husband and wife, hereinafter known as grantor, for the consideration hereinafter stated have bargained and sold, and by these presents do grant, bargain, sell and convey unto Larry C. Elderton and Mary E. Elderton, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

Lot 10 in Block 7 of SPICED ADDITION TO HINNA GARDENS, according to the official plat thereof on file in Klamath County, Oregon.

Subject to: Taxes for fiscal year commencing July 1, 1971, which are now due but not yet payable; Reservations and restrictions in deed recorded Sept. 28, 1969, in Deed Vol. 234, page 268, Klamath County Deed Records; Reservations and restrictions in deed recorded April 30, 1951, in Deed Vol. 247, page 42, Klamath County, Oregon Deed Records; Reservations and restrictions in dedication of Hinna Gardens; Easements and rights of way of record or apparent on the land; Rules, regulations, liens and assessments of South Suburban Sanitary District.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 20,000.00
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 seal on this 17th day of September, 1971.

(SEAL) James E. Paulson (SEAL)

(SEAL) Lynnette E. Paulson (SEAL)

STATE OF OREGON, County of Klamath) ss. September 17, 1971

Personally appeared the above named James E. Paulson and Lynnette E. Paulson, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me,

Notary Public for Oregon.
My commission expires 10/0/75

After recording return to:
David A. Gifford

540 221000

Klamath Falls, Oregon
97601

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

Fee \$1.50

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 27 day of September 1971, at 4:02 o'clock P. M., and recorded in book on page 10254 Record of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne
By Cynthia Ann Beck County Clerk-Recorder
Deputy