

SEP 29 2 25 PM 1971

56008

10312

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT CARL E. TAYLOR and LORRAINE J. TAYLOR, 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  
BRUCE WILLIAM CALDWELL and TOMAWA KAY CALDWELL,  
husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

The Southerly 45 feet of Lot 57 and the Northerly 30 feet of Lot  
58 in OLD ORCHARD MANOR, according to the official plat thereof on  
file in Klamath County, Oregon,

Subject to contract and/or lien for irrigation and/or drainage;  
conditions and restrictions contained in Declaration of Conditions  
and Restrictions recorded Feb. 20, 1951 in Deed Vol. 245, page 361,  
Klamath County, Oregon Deed Records; reservations and restrictions  
in the dedication of Old Orchard Manor; easements and rights of way  
of record or apparent on the land; and to taxes for fiscal year  
commencing July 1, 1971 which are now a lien but are not yet payable.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 20,900.00.  
~~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 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 22nd day of September 19 71

(SEAL) *Carl E. Taylor* (SEAL)

(SEAL) *Lorraine J. Taylor* (SEAL)

STATE OF OREGON, County of ) ss. September 22, 19 71  
Personally appeared the above named CARL E. TAYLOR and LORRAINE J. TAYLOR, husband and wife,

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

Before me:

*Doris E. Morris*  
Notary Public for Oregon  
My commission expires by Commission E. 12/1/72

After recording return to:  
*Alan + Gordon*  
*538 Main*  
*Klamath Falls, Oregon*  
*97601*

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 re-  
ceived for record on the 29 day of Sept.  
1971 at 2:25 o'clock P.M., and recorded in book  
M71 on page 10312 Record of Deeds of  
said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

By *Cynthia A. Milne* County Clerk-Recorder  
Deputy

Fee \$1.50