

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT GENE CARTER and MARGARET A. CARTER, husband and wife, hereinafter known as grantor s, for the consideration hereinafter stated have bargained and sold, and by these presents do grant, bargain, sell and convey unto RICHARD W. FOREMAN and MARILYN B. FOREMAN, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

Lot 37 of GRACE PARK.

SUBJECT TO: Taxes for fiscal year commencing July 1, 1971, which are now a lien but not yet payable; Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District; Regulations, including levies, liens, assessments, rights of way and easements of South Suburban Sanitary District; Easement created by instrument recorded May 18, 1943, in Book 155, page 304, Deed Records, in favor of California Oregon Power Company; Conditions and Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument recorded May 19, 1960, in Book 321 at page 304 and more particularly described in instrument recorded December 31, 1951, in Deed Volume 252 at page 54, Deed Records.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 4,300.00. 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 hereunto set their hand s and seal s this 6th day of October, 19 71

(SEAL) Gene Carter (SEAL)
(SEAL) Margaret A. Carter (SEAL)
FLORIDA
STATE OF FLORIDA County of Alachua) ss. October 8, 1971
Personally appeared the above named Gene Carter and Margaret A. Carter, husband and wife,
and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Cecilia O. Sumner
Notary Public for ~~FLORIDA~~ FLORIDA
My commission expires NOTARY PUBLIC, STATE OF FLORIDA at LARGE.
MY COMMISSION EXPIRES NOW - 10-10-74
Bonded By American Bankers Insurance Co.

After recording return to:
Jean Elzner
Klamath Falls Branch
U. S. National Bank of Oregon
740 Main Street
Klamath Falls, Oregon 97601

STATE OF OREGON,
County of Klamath } ss.
I certify that the within instrument was received for record on the 15 day of October, 19 71 at 2:45 o'clock P. M., and recorded in book M-71 on page 10886 Record of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne
By Deputy County Clerk-Recorder
Deputy

Fee 1.50

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

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