

574-1

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

Vol. 47 Page 10906

This Indenture Witnesseth, THAT GLENN D. AKERS and MARGARET E. AKERS, 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 HENRY JAMES CALDWELL and GENEVA B. CALDWELL, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

4/ Lot 8 in Block 7 of SECOND ADDITION TO WINEMA GARDENS and the West one-half of vacated walkway adjacent to said lot.

Subject to: Taxes for fiscal year commencing July 1, 1971, which are now a lien but not yet payable; Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District; Reservations and restrictions, including the terms and provisions thereof, in deed recorded September 28, 1949 in Volume 234 of Deeds, page 248, Records of Klamath County, Oregon; Reservations and restrictions, including the terms and provisions thereof, in deed recorded April 30, 1951, in Volume 247 of Deeds, page 12, Records of Klamath County, Oregon; Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin as shown on the recorded plat of Second Addition to Winema Gardens.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 22,000.00
~~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 grantor s 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 ha ve hereunto set their hand s and seal s this 24th day of September, 19 71

(SEAL)

(SEAL)

STATE OF OREGON, County of Klamath

Personally appeared the above named Glenn D. Akers and Margaret E. Akers, husband and wife,

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

Before me:

W. J. Matthews
 Notary Public for Oregon.
 My commission expires Feb 23 1974

After recording return to:

STATE OF OREGON,

County of Klamath

ss.

I certify that the within instrument was received for record on the 18 day of OCTOBER 19 71, at 3:33 o'clock P. M., and recorded in book M 71 on page 10906 Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

By Hazel Dugan 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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