

57486

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

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This Indenture Witnesseth, THAT FREDERICK J. PHILLIPS and CONSTANCE A. PHILLIPS,  
 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  
 IVAN E. SNOOK and MAXINE SNOOK,  
 husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

Lot 2 in Block 2 of MAZAMA GARDENS.

Subject to: Taxes for fiscal year commencing July 1, 1971,  
 which are now a lien but not yet payable; Regulations, includ-  
 ing levies, assessments, water and irrigation rights and ease-  
 ments for ditches and canals, of Klamath Irrigation District;  
 Regulations, including levies, liens, assessments, rights of  
 way and easements of South Suburban Sanitary District;  
 Restrictions, but omitting restrictions, if any, based on race,  
 color, religion or national origins shown on the recorded plat  
 of Mazama Gardens; Conditions and restrictions, but omitting  
 restrictions, if any, based on race, color, religion or national  
 origin, imposed by instrument recorded September 19, 1968, in  
 Book M-68 at page 8485, Microfilm Records.

OCT 19 10 34 AM 1971

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$21,900.00.  
~~However, the actual consideration includes other property which is part of the consideration.~~  
 (Strike out the above when not applicable)

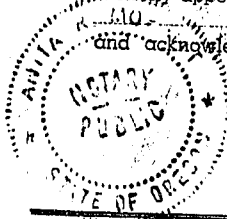
TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantees as an  
 estate by the entirety. And the said grantor s do hereby covenant, to and with the said grantees, and  
 their assigns, that they are the owner s in fee simple of said premises; that they are free from  
 all 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 have hereunto set their hands and seal s  
 this 14th day of October, 1971

(SEAL) *Frederick J. Phillips* (SEAL)

(SEAL) *Constance A. Phillips* (SEAL)

STATE OF OREGON, County of Jackson ) ss.  
 Personally appeared the above named Frederick J. Phillips and Constance A. Phillips,  
 husband and wife,  
 and acknowledged the foregoing instrument to be their voluntary act and deed.



Before me:

*Anita R. Moffitt*  
 Notary Public for Oregon  
 My commission expires February 23, 1974

After recording return to:  
*Mr. Snook*  
 3909 Mazama Drive  
 Klamath Falls

STATE OF OREGON,  
 County of Klamath ) ss.

I certify that the within instrument was re-  
 ceived for record on the 19th day of October  
 1971, at 10:54 o'clock A. M., and recorded in book  
 M71 on page 10947. Record of Deeds of  
 said County.

Witness my hand and seal of County affixed.

Wm. D. Milne  
 By *Arthur Campbell* County Clerk-Recorder  
 Deputy

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

Fee \$1.50

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which said  
 appurtenances  
 profits there-  
 to collect as  
 real estate, a  
 part of the