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WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT Guy M. Ferguson,

hereinafter known as grantor, for the consideration hereinafter stated has bargained and sold, and by these presents does grant, bargain, sell and convey unto Donald F. Ferguson and Beverly D. Ferguson, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

8 Tract 39 of YALTA GARDENS.

Subject to: Taxes for fiscal year commencing July 1, 1971, which are now a lien but not yet payable; Regulations, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District; Regulations, rights of way and easements of South Suburban Sanitary District; Reservations and restrictions contained in the dedication of Yalta Gardens; Agreement to Enterprise Irrigation District by instrument recorded August 5, 1946, in Deed Volume 193 at page 346, Records of Klamath County, Oregon; Reservations, including the terms and provisions thereof, to Joseph A. Overton, et ux, recorded February 16, 1948, in Deed Volume 217 at page 78, Records of Klamath County, Oregon; Reservations, including the terms and provisions thereof, to Malcolm J. Reausaw, et ux, recorded March 3, 1950, in Deed Volume 237 at page 153, Records of Klamath County, Oregon.

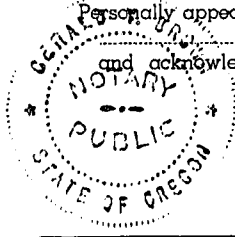
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The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 16,000.00. However, the actual consideration includes other property which is part of the consideration. (Strike out the above when not applicable)

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 do es hereby covenant, to and with the said grantees, and their assigns, that he is the owner in fee simple of said premises; that they are free from all incumbrances, except those above set forth, and that he will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, he ha s hereunto set his hand and seal this 15th day of October, 19 71 (SEAL) Guy M. Ferguson (SEAL)

STATE OF OREGON, County of Klamath) ss. October 19th, 1971 Personally appeared the above named Guy M. Ferguson,



and acknowledged the foregoing instrument to be his voluntary act and deed. Before me:

Shirley W. Beam Notary Public for Oregon. My commission expires 11-12-78

After recording return to: FRS+L

STATE OF OREGON, County of Klamath) ss.

I certify that the within instrument was received for record on the 21st day of October, 19 71, at 3:41 o'clock p. M., and recorded in book on page 11078 Record of Deeds of said County.

From the Office of GANONG, GORDON & SISEMORE 538 Main Street Klamath Falls, Oregon 97601

Witness my hand and seal of County affixed. Wm. D. Milne County Clerk--Recorder

By Cynthia Campbell Deputy Fee \$1.50

FORM No. 633

VA Form 2

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