

OCT 28 11 01 AM 1971

57804

11290

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT SAM W. CARTER,

hereinafter known as grantor, for the consideration hereinafter stated  
has bargained and sold, and by these presents does grant, bargain, sell and convey unto  
MICHAEL E. FERGUSON and VIKI B. FERGUSON,  
husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

64  
63 The S $\frac{1}{2}$  of Lot 4 in Block 1 of THIRD ADDITION TO ALTAMONT  
ACRES, Klamath County, Oregon.

Subject to: Regulations, including levies, assessments,  
water and irrigation rights and easements for ditches and  
canals, of Klamath Irrigation District; Regulations, in-  
cluding levies, liens, assessments, rights of way and ease-  
ments of South Suburban Sanitary District; Trust Deed, in-  
cluding the terms and provisions thereof, recorded May 6,  
1971, in M-71 at page 4023, for beneficiary Equitable Savings  
and Loan Association, which said Trust Deed grantees hereby  
expressly assume and agree to pay as same becomes payable  
and the note accompanying it.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 13,300.00  
~~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 grantor does 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 has hereunto set his hand and seal  
this 22nd day of October, 1971

(SEAL)

(SEAL)

(SEAL)

(SEAL)

STATE OF OREGON, County of Klamath ) ss.  
Personally appeared the above named Sam W. Carter,

October 22, 1971

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

TERRENCE E. J. 1973  
NOTARY PUBLIC-OREGON  
My Commission Expires

Before me:

Notary Public for Oregon.  
My commission expires 7-21-75

After recording return to

Michael Ferguson  
1502 Spuyt  
Sam Falls

STATE OF OREGON,

County of Klamath

ss.

I certify that the within instrument was re-  
ceived for record on the 28th day of October,  
1971, at 11:01 o'clock A. M., and recorded in book  
M71 on page 11290 Record of Deeds of  
said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

By Cynthia [Signature] County Clerk-Recorder

Deputy

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

Fee \$1.50