

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT PAUL E. BRECKNER and ROBBIE R. BRECKNER, husband and wife, hereinafter known as grantors, for the consideration hereinafter stated have bargained and sold, and by these presents do grant, bargain, sell and convey unto THOMAS L. GARRISON and JUDITH A. GARRISON, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to wit:

The Northwest 15 feet of Lot 9 and all of Lot 10, EXCEPT the Northwest 27.45 feet thereof, all in WINEMA GARDENS, Klamath County, Oregon.

Subject to: Regulations, including levies, liens, assessments, rights of way and easements of South Suburban Sanitary District; Conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument recorded July 13, 1951, in Book 248, page 397, Deed Records; Conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument recorded August 13, 1959, in Book 13, page 496, Misc. Records and by instrument recorded May 26, 1960 in Book 321, page 440, Deed Records and modification of building restrictions in Dedication of Winema Gardens, recorded April 21, 1960, in Book 320, page 437, Deed Records.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 17,300.00.
~~However, the actual consideration is hereby stated to be \$ 17,300.00.~~
 (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 owners 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 this 27th day of October, 1971.

(SEAL) *Paul E. Breckner* (SEAL)

(SEAL) *Robbie R. Breckner* (SEAL)

October 27, 1971

NOTARY PUBLIC
 STATE OF OREGON, County of Klamath
 Personally appeared the above named Paul E. Breckner and Robbie R. Breckner, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.
 Before me:
E. W. Milne
 Notary Public for Oregon.
 My commission expires 11/08/1974

After recording return to:
 South Sixth Street Branch
 FIRST NATIONAL BANK OF OREGON
 P. O. Box 238
 Klamath Falls, Oregon 97601

From the Office of
 GANONG, GORDON & SISEMORE
 538 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 10th day of November, 1971, at 3:25 o'clock PM, and recorded in book M71 on page 11759. Record of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

By *Gazel Craig* County Clerk-Recorder
 Deputy

Fee \$1.50

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which said description
 appurtenances and
 profits thereof, and
 to collect and apply
 real estate and apply
 a part of it.