

28-2246
WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT Marvin Max Dolezal and Sharon Ann Dolezal,

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 Alfred M. Carlson and Marguerite I. Carlson, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

Lot 13 in Block 5 of FIRST ADDITION TO KELENE GARDENS.

Subject to: Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District; Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District; Temporary and/or perpetual Warranty Clearance Easement granted to United States of America recorded July 16, 1964, in Deed Volume 354 at page 499; Conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument recorded in Book M-68 at page 3337, Microfilm Records; Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin as shown on the recorded plat of First Addition to Kelene Gardens.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 17,850.00
~~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 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 seals this 17th day of February, 1972.

(SEAL) *Marvin Max Dolezal* (SEAL)

(SEAL) *Sharon Ann Dolezal* (SEAL)

STATE OF OREGON, County of Klamath) ss. February 17, 1972.
Personally appeared the above named Marvin Max Dolezal and Sharon Ann Dolezal, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

LINDA L. PENNEY
Notary Public for Oregon
My commission expires 1-20-76

Linda L. Penney
Notary Public for Oregon
My commission expires 1-20-76

After recording return to:
Mr. and Mrs. Alfred M. Carlson
3948 Bartlett
Klamath Falls, Oregon 97601

STATE OF OREGON, }
County of Klamath } ss.

I certify that the within instrument was received for record on the 29 day of March, 1972, at 3:18 o'clock P.M., and recorded in book M-72 on page 3298 Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

By *Hazel Dragil* County Clerk-Recorder
Deputy

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

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