

28-2849 # 9005 64391

Vol. 72 Page 6183

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT RONALD L. NIELSON and RUTH MARIE NIELSON, 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 CARL E. CROY and LINDA F. CROY, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

Lot 3 in Block 3 of PLEASANT VIEW TRACTS, together with a joint user roadway easement described as follows:

Beginning at the Northwest corner of Lot 1, Block 3, PLEASANT VIEW TRACTS, thence East along the North line of said Lot 1 a distance of 12 feet; thence South parallel to and distant 12 feet from (when measured at right angles to) to West line of said Lot 1 a distance of 85 feet; thence West parallel to the North line of Lot 1 a distance of 12 feet to the West line of Lot 1; thence North along the West line of said Lot 1 to the point of beginning.

Subject to: Acreage and use limitations under provisions of United States Statutes and regulations issued thereunder; Liens and assessments of Klamath Project and Enterprise Irrigation District, and regulations, easements, contracts, water and irrigation rights in connection therewith; Any unpaid charges or assessments of Enterprise Irrigation District; Rules, regulations, liens and assessments of South Suburban Sanitary District.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 15,500.00. 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 6th day of June, 1972

(SEAL)

(SEAL)

STATE OF OREGON, County of Klamath, ss. June 8, 1972. Personally appeared the above named Ronald L. Nielson and Ruth Marie Nielson, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Notary Public for Oregon  
My commission expires 5-14-76

After recording return to:

Just Fed  
540 Main

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 9th day of June 1972 at 3:29 o'clock P.M. and recorded in book 6183 on page 6183. Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

By Hazel Drayton County Clerk-Recorder

Deputy

FEE \$2.00

JUN 9 13 28 PM 1972