

35090

Vol. ²⁸⁻²⁶³⁴ 12 Page 6302

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT Clara L. Heitz and Connie L. Westphal, who acquired title as Connie L. Heitz, hereinafter known as grantors, for the consideration hereinafter stated have bargained and sold, and by these presents do grant, bargain, sell and convey unto COOPER E. BREEDING and NELLIE M. BREEDING, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

Lot 31 in Block 8 of ELDORADO ADDITION to the City of Klamath Falls, Klamath County, Oregon. (9)

Subject to: Conditions and restrictions, contained in deed recorded June 9, 1950, in Book 239 at page 370, Deed Records of Klamath County, Oregon, omitting restrictions herein, if any, based on race, color, religion or national origin; Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin as shown on the recorded plat of Eldorado Addition; Easement created by instrument recorded December 1, 1950 in Book 243 at page 569, Deed Records, in favor of The California Oregon Power Company, a California corporation, for transmission and distribution of electricity over this and other property; Easement created by instrument recorded October 23, 1956, in Book 287 at page 402, Deed Records, in favor of California Oregon Power Company for transmission and distribution of electricity and communications.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 17,000.00
~~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 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 hand and seals
 this 1st day of May, 1972

(SEAL)

Clara L. Heitz (SEAL)
 Connie L. Westphal (SEAL)

STATE OF OREGON, County of Klamath) ss.
 Personally appeared the above named Clara L. Heitz and Connie L. Westphal, who acquired title as Connie L. Heitz, and acknowledged the foregoing instrument to be their voluntary act and deed.

LINDA L. PENNEY
 Notary Public for Oregon
 My commission expires

Before me:

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

After recording return to:
 MR. & MRS. COOPER BREEDING

Box 1263

ANCHORAGE, ALASKA 99516

From the Office of
 GANONG, GORDON & STIMORE
 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 13 day of June 1972 at 10:25 o'clock A.M. and recorded in book M. 72 on page 6302 Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

County Clerk-Recorder

By

Blazel Drayal

Deputy

FEE \$2.00