

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT JOSEPH D. YERMAN and LORETTA J. YERMAN,

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

ROGER K. WIARD and MARY J. WIARD,

husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

The Westerly 104 feet of the Easterly 129 feet of Lot 1 in Block 3 of MIDLAND HILLS ESTATES, Klamath County, Oregon.

Subject to: Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin as shown on the recorded plat of Midland Hills Estates; Conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument recorded April 29, 1970 in M-70 at page 3339, Microfilm Records; Easements and rights of way of record and those apparent on the land, if any.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 25,000.00. 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 hands and seals this 15th day of June, 1972.

(SEAL)

Joseph D. Yerman

(SEAL)

(SEAL)

Loretta J. Yerman

(SEAL)

STATE OF OREGON, County of Klamath) ss. June 19, 1972
Personally appeared the above named Joseph D. Yerman and Loretta J. Yerman, 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. & MRS. ROGER WIARD

5963 DELAWARE

K. FALLS, OREGON 97601

STATE OF OREGON,

County of KLAMATH

) ss.

I certify that the within instrument was received for record on the 20th day of June, 1972, at 10:51 o'clock A.M. and recorded in book M-72 on page 6630. 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

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

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