

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT GEORGE WILLIAM FREDERICK SCHMIDT and ANITA

D. SCHMIDT, his 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 DOUGLAS R. STUART and KAREN L. STUART,

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

Lot 5, INDEPENDENCE TRACTS.

Subject to: Taxes for fiscal year commencing July 1, 1972, which are now a lien but not yet payable; Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Enterprise Irrigation District; Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District; Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin as shown on the recorded plat of Independence Tracts; Mortgage, including the terms and provisions thereof, dated December 5, 1961, recorded December 6, 1961, in Volume 207 at page 27, Mortgage Records, which said Mortgage grantees hereby expressly assume and agree to pay according to the tenor thereof as same becomes payable and the note accompanying it.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$8,556.87. 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 27th day of July, 1972.

(SEAL) George William Frederick Schmidt (SEAL)

(SEAL) Anita D. Schmidt (SEAL)

STATE OF OREGON, County of Klamath) ss. Aug. 2nd, 1972.

Personally appeared the above named George William Frederick Schmidt and Anita

D. Schmidt, his wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Helen D. Gouche
Notary Public for Oregon
My commission expires 11/25/72

After recording return to:

Douglas R. Stuart
5507 Independence
City 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 11th day of AUGUST, 1972, at 2:51 o'clock P. M., and recorded in book M. 72 on page 8910. Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

By Hazel W. Dugan County Clerk-Recorder

Deputy

FEE \$2.00