

A. 22046

906

37253

9035

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT MICHAEL GARY PEDERSEN and DIANE DEE PEDERSEN,
 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
 FREDRICK GUY MILLER and MARILYN FAYE MILLER,
 husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

The South 45 feet of Lot 11, Block 5 PLEASANT VIEW TRACTS,
 according to the official plat thereof on file in the
 records of Klamath County, Oregon.

Subject to: Taxes for fiscal year commencing July 1, 1972,
 which are now a lien but not yet payable; Liens and assess-
 ments of Klamath Project and Enterprise Irrigation District,
 and regulations, contracts, easements, water and irrigation
 rights in connection therewith; Any unpaid charges or assess-
 ments of the Enterprise Irrigation District; Rules, regula-
 tions, liens or assessments of South Suburban Sanitary Dis-
 trict; Reservations and restrictions in deed recorded Feb-
 ruary 16, 1939, in Deed Volume 120, page 381, Records of
 Klamath County, Oregon; 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 \$10,050.00.
~~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 9th day of August, 1972

(SEAL) *Michael Gary Pedersen* (SEAL)

(SEAL) *Diane Dee Pedersen* (SEAL)

STATE OF OREGON, County of Klamath) ss. August 14, 1972
 Personally appeared the above named Michael Gary Pedersen and Diane Dee Pedersen,
 husband and wife,
 and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

James D. Bocchi
 Notary Public for Oregon.
 My commission expires 10-25-74

After recording return to:

Hazel Drayton
 540 Main
 Klamath Falls, Oregon
 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 re-
 ceived for record on the 14 day of AUGUST
 1972, at 3:25 o'clock P.M., and recorded in book
 172 on page 9035 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

AUG 14 3 25 PM 1972