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WARRANTY DEED TO CREATE ESTATE This Indenture Mitnesseth, THAT JAMES H. CRISMON and DOROTHY L. CRISMON, husband

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hereinalter known as grantors , for the consideration hereinalter stated grant, bargain, sell and convey unto and wife. ha ve burgained and sold, and by these presents do KENNETH C. MOORE and MAUREEN C. MOORE,

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

Lot 3 and the Southeasterly 25 feet of Lot 2 in Block 51 of Hot Springs Addition to the City of Klamath Falls, 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; Reservations and restrictions contained in the dedication of Hot Springs Addition; Reservations and restrictions contained in deed Rugilion, Reservations and restrictions contained in deca recorded June 19, 1918, Deed Vol. 49, page 308, Records of Klamath County, Oregon; Easements and rights of way of record and those apparent on the land, if any; and to a Trust Deed, including the terms and provisions thereof, for beneficiary, First Federal Savings and Loan Association of Klamath Falls, Oregon, recorded September 22, 1967, Vol. M67, page 7462, Microfilm Records of Klamath County, Oregon, which said Trust Deed 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 \$.42,000.00. Hewever, the -actual consideration includes other property which is -part of the eandderation. (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 granters do hereby covenant, to and with the said grantees as an hereby covenant, to and with the said grantees, and their assigns, that they are the owner s in fee simple of said premises; that they are from all incumbrances, except those above set forth,

will warrant and defend the same from all lawful claims whatsoever, and that they except those above set forth. hand s and seals

they have hereunto set IN WITNESS WHEREOF, September, 1972 day of 28th this

538 Main Street

Klamath Falls, Oregon 97601

their SFALL (SEAL) in. ZLAMON(SEAL) (SEAL)

September 30____, 19 72 STATE OF OREGON, County of ____Klamath Persondly appeared the above named James H. Crismon and Dorothy L. Crismon.

husband and wife, a und acknowledged the foregoing instrument to be their voluntary act and deed. Before me Brin m. OF OTIEL Notary Public for Oregon. October 25, 197! My commission expires STATE OF OREGON, After recording return to: Barnhisel & Ganong SS. County of ____Klamath I certify that the within instrument was re-ceived for record on the 5th day of ______ oct ______ 19.72. at _____2:40___o'clock P______ M, and recorded in book _______ M72____ on page ______1388___ Record of Deeds of 323 Main Street Klamath Falls, Oregon said County. Witness my hand and seal of County affixed. From the Office of GANONG, GORDON & SISEMORE

EM. D. MILNE County Clerk-Recorder By Fee \$2.00

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