

SS249

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WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT JOSEPH H. FRANCISCO and DOROTHY L. FRANCISCO,

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 JAMES CHARLES and SHIRLEY L. CHARLES,

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

Lot 3 of KIELSMIEIER ACRE TRACTS, EXCEPTING the Easterly 30 feet thereof. ALSO EXCEPTING THEREFROM that portion deeded to State of Oregon, by and through its State Highway Commission more particularly described in Deed Volume 352 at page 245, and corrected in Deed Volume 354 at page 265.

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; Easements and rights of way of record and those apparent on the land, if any; Reservations as shown in deed recorded January 15, 1929, in Deed Volume 81 at page 601, Records of Klamath County, Oregon; Limited access in deed recorded April 9, 1964, in Deed Volume 352 at page 245.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$23,500.00. 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 4th day of October 1972.

Joseph H. Francisco (SEAL) Dorothy L. Francisco (SEAL)

STATE OF OREGON, County of Klamath) ss. October 4, 1972
Personally appeared the above named Joseph H. Francisco and Dorothy L. Francisco, husband and wife,

and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Notary Public for Oregon
My commission expires April 12, 1975

After recording return to:

At S. Hall
DDG or 69
City

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 10 day of October 1972, at 3:41 o'clock P.M., and recorded in book M-72 on page 11576 Record of Deeds of said County.

Witness my hand and seal of County affixed.

W. D. MILNE

By Hazel Drayle County Clerk-Recorder
Deputy

FEE \$ 2.00

SS249

THIS

JAMES
5102
TRANS
600 M
and Unit
3720

Grant

Lot

EXC
deed
des

together with all
the Property.

Beneficiary
which is repayable
and interest is due
and interest payable
or advanced by De

*Insert "Grantor"

This deed is
on the following terms

1. Possession and