

28-3076
WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

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This Indenture Witnesseth, THAT EARL Z. HEITSMITH and HONOR H. HEITSMITH, husband and wife, hereinafter known as grantors, for and in consideration of the sum of - - - Ten and 00/100 - - - Dollars, to them paid, have bargained and sold and by these presents do grant, bargain, sell and convey unto FRED E. RIPLEY and PEGGY J. RIPLEY, husband and wife, ~~husband and wife~~, the following described premises, situated in Klamath County, Oregon, to-wit:

Lot 31, LAMRON HOMES.

SUBJECT TO: Acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder; Liens and assessments of Klamath Project and Klamath Irrigation District; and regulations, contracts, easements and water and irrigation rights in connection therewith; Reservations, 15 foot building set-back lines, 8 foot easement in back of all lots for sanitary purposes, use and construction restrictions, including the terms and provisions thereof, as shown on the Plat and in the dedication and as set forth in the Declaration of Restrictive Covenants, recorded July 28, 1958, in Deed Volume 301 at page 380 and an instrument, recorded March 19, 1959, in Deed Volume 310 at page 638.

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 hand s and seal s this 14th day of June, 19 67.

Earl Z. Heitsmith (SEAL)

Honor H. Heitsmith (SEAL)

(SEAL)

(SEAL)

STATE OF OREGON, County of Klamath) ss. June 15, 19 67
Personally appeared the above named Earl Z. Heitsmith and Honor H. Heitsmith,
husband and wife,
and acknowledged the foregoing instrument to be their voluntary act and deed.



From Office of
GANONG, GANONG & GORDON
First Federal Building
Klamath Falls, Oregon

Before me
Stella Dehlinger
Notary Public for Oregon.
My commission expires Aug 20, 1969

STATE OF OREGON,
County of KLAMATH) ss.

I certify that the within instrument was received for record on the 22 day of NOVEMBER 19 72 at 3:16 o'clock P.M., and recorded in book M 72 on page 13552 Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE
County Clerk-Recorder.

By *Hazel Dray* Deputy
FEE \$ 2.00

Garong, Gicemore & Ganskey
538 Main
City