

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT ROBERT J. SAUTER and JOANN M. SAUTER, hus-

band 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 WAYNE P. SNOOZY and SHARON E. SNOOZY, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

The North 35 feet of Lot 21 and the South 30 feet of Lot 22, TONATEE 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, water and irrigation rights in connection therewith; Rules, regulations, liens and assessments of South Suburban Sanitary District; Building and Use Restrictions, including the terms and provisions thereof, recorded June 11, 1959 in Vol. 313 at page 290, paragraphs 4 and 5 of the above mentioned restrictions modified by instrument recorded June 17, 1959 in Deed Vol. 313 at page 355; Reservations, restrictions, conditions, easements and building set back lines, as shown on the Plat and in the Dedication of Tonatee Homes, omitting restrictions herein if any, based on race, color, religion or national origin; Easements and rights of way of record and apparent on the land, if any; and to a Trust Deed, including the terms and provisions thereof, for beneficiary First National Bank of Oregon, dated Mar. 10, 1971, recorded Mar. 10, 1971, in M-71, page 2041, 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 \$18,609.74. 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 29th day of March, 1973

(SEAL)

(SEAL)

STATE OF OREGON, County of Klamath) ss. March 29th 1973
Personally appeared the above named Robert J. Sauter and Joann M. Sauter, husband and wife,

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

Before me:

Joann M. Falvey
Notary Public for Oregon.
My commission expires Feb. 5, 1977

After recording return to:

Wayne Snoozy
2111 Unity
N. Falls

From the Office of
GANONG, SISEMORE & ZAMSKY
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 30 day of March 1973, at 4:20 o'clock P. M., and recorded in book M73 on page 3729 Record of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

By *Wm. D. Milne* County Clerk-Recorder
Deputy

Fee \$2.00