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WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT GUY EDWARD BARNES and H. MARDEEN BARNES, 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 STEPHEN L. CAFFERATA and WYLDA B. CAFFERATA, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

The West 104 feet of the East 211 feet of Lot 2 in Block 3 of MIDLAND HILLS ESTATES, according to the official plat thereof.

SUBJECT TO: Acreage and use limitations under provisions of United States Statutes and regulations issued thereunder; Easement and Release of Damages, including the terms and provisions thereof, recorded Jan. 15, 1932, in Vol. 96, pages 585 and 586, Deed Records of Klamath County, Oregon, relative to raising and/or lowering the waters of Upper Klamath Lake and Klamath River between the elevations of 4085 and 4086.5 feet above sea level; Access Restrictions, including the terms and provisions thereof, conveyed by instrument recorded March 26, 1969, in Vol. M69, page 2189, Microfilm Records of Klamath County, Oregon; Reservations and restrictions contained in the dedication of Midland Hills Estates; Declaration of Conditions and Restrictions for Midland Hills Estates recorded April 29, 1970, in Vol. M70, page 3339, Microfilm 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 \$ 27,500.00. 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 23d day of March, 19 73.

Guy Edward Barnes (SEAL)

H. Mardeen Barnes (SEAL)

STATE OF OREGON, County of Klamath) ss. March 23, 19 73.

Personally appeared the above named Guy Edward Barnes and H. Mardeen Barnes, husband and wife,

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

Before me:

Reed Owens
Notary Public for Oregon.
My commission expires 5-14-74

After recording return to:

STATE OF OREGON,

County of Klamath

ss.

I certify that the within instrument was received for record on the 5 day of April, 19 73, at 11:13 o'clock A. M., and recorded in book M-73 on page 3996. Record of Deeds of said County.

Witness my hand and seal of County affixed.

From the Office of
GANONG, SISEMORE & ZAMSKY
538 Main Street
Klamath Falls, Oregon 97601

By *Harold Enghel* Deputy
County Clerk—Recorder

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