

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT OSCAR E. CLEVELAND and JOAN CLEVELAND, husband

and wife, hereinafter known as grantor s, for the consideration hereinafter stated have bargained and sold, and by these presents do grant, bargain, sell and convey unto

BRUCE D. HUFFMAN and SANDRA R. HUFFMAN, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

Lots 12 and 13 in Block B of SECOND ADDITION TO ALBION RIVER PARK, according to the official plat thereon on file in the records of Klamath County, Oregon.

Subject to: Easements and rights of way of record and those apparent on the land, if any; Reservations contained in the dedication of Second Addition to Albion River Park; Rules, regulations and assessments of Special Road District Albion Park; Declaration of Restrictions, including the terms and provisions thereof, dated June 2, 1966, recorded June 13, 1966, in Vol. M66, page 6674, Microfilm Records of Klamath County, Oregon.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 10,400.00 . . . 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 grantor s do hereby covenant, to and with the said grantees, and their assigns, that they the owner s 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 20th day of March, 1973 .

Oscar E. Cleveland (SEAL)
Joan Cleveland (SEAL)

STATE OF OREGON, County of Klamath) ss. March 29, 1973
Personally appeared the above named Oscar E. Cleveland and Joan Cleveland, husband and wife,
and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

[Signature]
Notary Public for Oregon.
My commission expires 8-15-75

After recording return to:

Bruce Huffman
Box 31 Spoke River, Ore

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 5th day of April, 1973, at 1:52 o'clock, P. M., and recorded in book 1009 on page 4009 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 Craig* County Clerk—Recorder
Deputy

200 2.00