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75649

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT STEPHEN L. GEREN and JANICE K. GEREN, 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 WILLIAM B. DOANE and SHIRLEY M. DOANE, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

Lot 18 in Block 1, FOURTH ADDITION TO SUNSET VILLAGE.

Subject to: 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; Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin as shown on the recorded plat of Fourth Addition to Sunset Village; Conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument recorded in Book M-71 at page 5502, Microfilm Records; Easements and rights of way of record and apparent on the land, if any.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 30,000.00
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 13th day of April, 1973

STATE OF OREGON, County of Klamath
Personally appeared the above named husband and wife,
and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Stephen L. Geren
Janice K. Geren
A. Mae Pennington
Notary Public for Oregon.
My commission expires 11-10-73

After recording return to:

375-2
540 Main
City

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

STATE OF OREGON,
County of Klamath

I certify that the within instrument was received for record on the 24 day of April, 1973, at 10:59 o'clock A.M., and recorded in book M-73 on page 4863 Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILLER
By Hazel Drayl County Clerk-Recorder
Deputy

FFE \$ 2.00

APR 24 10 59 AM 1973