

75810

28-4793

Vol. 73 Page 5052

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT GERALD R. PFINGSTEN and PATRICIA A. PFINGSTEN, 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 FREDERICK K. SMITH^{JR.} and LISA F. SMITH, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

Lot 24, EXCEPTING the Northeasterly 1 foot thereof, in KENNICOTT COUNTRY ESTATES.

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; Declaration of Tract Restrictions contained in an instrument recorded April 15, 1960, in Misc. Records Vol. 14 at page 45; Twenty foot front set back line, five foot side line set back, twenty-five foot utilities, drainage and irrigation easement across rear of lot, as shown on the Plat and in the Dedication of Kennicott Country Estates; Roadway easement for ingress and egress along the Northeasterly line of the above property, granted by instrument recorded Sept. 3, 1968 in Book M-68 at page 7941, Microfilm Records; Easements and rights of way of record and apparent on the land.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 17,500.00.
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 24th day of April, 1973
(SEAL) *Gerald R. Pfingsten* (SEAL)
(SEAL) *Patricia A. Pfingsten* (SEAL)

STATE OF OREGON, County of Klamath ss. April 27, 1973.
Personally appeared the above named Gerald R. Pfingsten and Patricia A. Pfingsten, husband and wife,
and acknowledged the foregoing instrument to be their voluntary act and deed.

Marlene T. Addington
Notary Public for Oregon
My commission expires 3-21-77

Before me:

Marlene T. Addington
Notary Public for Oregon.
My commission expires 3-21-77

After recording return to:

Frederick K. Smith Jr.
Lisa F. Smith
600 Main Street
Klamath Falls, Oregon

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 27 day of April, 1973, at 3:45 o'clock P.M., and recorded in book 73 on page 5052 Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

By

Flagel Dray
County Clerk-Recorder
Deputy

FEE \$ 2.00

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