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Vol. 73 Page 8077

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT WILBER W. WOMER and V. KATHLEEN WOMER,

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

EDWARD L. CHRISTENSEN and MARYANN H. CHRISTENSEN, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

Tract 55 of YALTA GARDENS

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; Reservations and restrictions, including the terms and provisions thereof, as set forth on the plat and in the dedication of Yalta Gardens; Set back provisions as delineated on the recorded plat, 30 feet from South lot line; Conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof, recorded July 9, 1946 in Book 192, Page 45 Deed Records of Klamath County, Oregon; Agreement, including the terms and provisions thereof, recorded August 5, 1946 in Book 193 at page 346 of Deed 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 \$ 17,750.00
~~For the true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 17,750.00~~
(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 25th day of June 1973

(SEAL)

(SEAL)

(SEAL)

(SEAL)

STATE OF OREGON, County of Klamath) ss. June 26, 1973

Personally appeared the above named Wilber W. Womer and V. Kathleen Womer,

husband and wife,

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

Before me:

Serald V. Brown

Notary Public for Oregon.

My commission expires 11-12-74

After recording return to:

275+2
#2943 2064
City

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instrument was received for record on the 27th day of June 1973, at 10:44 o'clock A.M., and recorded in book 73 on page 8077 Record of Deeds of said County.

Witness my hand and seal of County affixed.

W. D. MILLER

By Hazel Drayle County Clerk-Recorder

Deputy

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