

80821

28-4625

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT FRANCES M. RANSBURG, who took title as Frances N. Johnson, hereinafter known as grantor, for the consideration hereinafter stated has bargained and sold, and by these presents does grant, bargain, sell and convey unto JERRY W. THOMPSON and DIANE E. THOMPSON, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

The East 30 feet of Lot 3 and All of Lot 4, KIELSMEIER ACRE TRACTS, EXCEPTING THEREFROM that portion conveyed to the State Highway Commission by deed recorded July 13, 1964, in Book 354 at page 414, Deed Records.

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; Easements and rights of way of record or apparent on the land; Reservations as shown in deed recorded January 15, 1929, in Deed Vol. 81 at page 601, Records of Klamath County, Oregon; Reservations and restrictions as set forth in deed to the State of Oregon, by and through its State Highway Commission, recorded July 13, 1964, in Deed Volume 354 at page 414, Records of Klamath County, Oregon; and to real property taxes for fiscal year commencing July 1, 1973, which are now a lien but not yet payable.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 45,000.00
~~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 grantor does hereby covenant, to and with the said grantees, and their assigns, that she is the owner in fee simple of said premises; that they are free from all incumbrances, except those above set forth, and that she will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, she has hereunto set her hand and seal
 this 1st day of August, 1973
 (SEAL) *Frances M. Ransburg* (SEAL)

WASHINGTON
 STATE OF OREGON, County of Snohomish ss. August 11, 1973
 Personally appeared the above named Frances M. Ransburg, who took title as Frances N. Johnson, and acknowledged the foregoing instrument to be her voluntary act and deed.
 Before me:

Paul J. Winkler
 Notary Public for Oregon, Washington
 My commission expires Feb 8, 1976

After recording return to:
 Mr. & Mrs. Jerry W. Thompson
 22 Hitchcock Way, Suite 102
 Santa Barbara, Calif.

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

STATE OF OREGON, } ss.
 County of Klamath

I certify that the within instrument was received for record on the 21 day of AUGUST 1973, at 3:45 o'clock P.M., and recorded in book M-73 on page 11593. Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE
 County Clerk-Recorder
 By *Hayden Drayton* Deputy
 FEE \$ 2.00