

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

28-5660

This Indenture Witnesseth, THAT WILLIAM E. WAITE and MARY D. WAITE, 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 DARRELL L. HILLIKER and MERRIE E. HILLIKER, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

The South 30 feet of Lot 4 and the North 30 feet of Lot 5 of TONATEE HOMES.

Subject to: Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath 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 Tonatee Homes; Conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument recorded June 11, 1959, in Book 313 at page 290, Deed Records. (Paragraphs 8 and 9 of the above restrictions were modified by instrument recorded June 17, 1959 in Book 313, page 355, Deed Records); Easements and rights of way of record or apparent on the land, if any; 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 \$15,500.00
~~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 13th day of September, 1973

(SEAL)

(SEAL)

STATE OF OREGON, County of Klamath) ss. September 14, 1973
 Personally appeared the above named William E. Waite and Mary D. Waite,
 husband and wife,
 and acknowledged the foregoing instrument to be their voluntary act and deed.

JAMES W. WESLEY
 Notary Public for Oregon
 My commission expires

Before me:

James W. Wesley
 Notary Public for Oregon
 My commission expires 1-20-74

After recording return to:
 Mr. & Mrs. Darrell L. Hilliker
 4236 Fargo
 Klamath Falls, Oregon 97601

STATE OF OREGON,
 County of Klamath) ss.

I certify that the within instrument was received for record on the 17 day of September, 1973, at 11:25 o'clock AM., and recorded in book M. 73 on page 12191. Record of Deeds of said County.

Witness my hand and seal of County affixed.

W. D. MILNE

County Clerk-Recorder
 Deputy

By Hazel Drayton

FEE \$ 2.00

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