

82548

IN 73 13871

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT GERHARD A. NICHOL and DOROTHA DEE NICHOL,

hereinafter known as grantors, for the consideration hereinafter stated
have bargained and sold, and by these presents do grant, bargain, sell and convey untoHOWARD R. THURMAN and LILLIE E. THURMAN,
husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:Lots 33 and 34 in Block 7 of ST. FRANCIS PARK, Klamath County,
Oregon,

SUBJECT TO: Reservations, restrictions, easements and rights of way of record and those apparent on the land, if any, regulations including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District; The right is reserved in dedication to conduct water through ditches or pipes for irrigation, domestic or drainage purposes across all streets, alleys and boulevards and lots; conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof, recorded January 25, 1939 in Book 120 at page 163, Deed Records; and taxes for the current year, 1973-74 which are a lien but not yet payable.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$10,000.00
(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, We, have hereunto set our hands and seals
this 12th day of October 1973

Gerhard A. Nichol (SEAL)
Dorothy Dee Nichol (SEAL)

STATE OF OREGON, County of Klamath) ss. October 12, 1973
Personally appeared the above named Gerhard A. Nichol and Dorothy Dee Nichol,

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

Before me:

Blair J. Hume
Notary Public for Oregon
My commission expires 11-2-73

After recording return to:

Howard R. Thurman

4661 Boardman

Klamath Falls, Oregon

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 15 day of Oct. 1973 at 4:00 o'clock p.m., and recorded in book M-73 on page 13871 - Record of Deeds of said County.

Witness my hand and seal of County affixed.
Wm. D. Milne
County Clerk-Recorder

By Hazel Dragan Deputy

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

2.00