

83235

28-5984

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WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT JOSEPH M. KLINGMAN,

hereinafter known as grantor, for the consideration hereinafter stated  
 has bargained and sold, and by these presents does grant, bargain, sell and convey unto  
 LUCIO ROBERT MARTINEZ and MARIA DOLORES MARTINEZ,  
 husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

Lot 10 in Block 51 of First Addition to Klamath Falls  
 Forest Estates.

Subject to: Restrictions, but omitting restrictions, if  
 any, based on race, color, religion or national origin as  
 shown on the recorded plat of First Addition to Klamath  
 Falls Forest Estates; Conditions and restrictions, but  
 omitting restrictions, if any, based on race, color, religion  
 or national origin, imposed by instrument filed June 9, 1972  
 in Commissioners Journal, forming the Klamath Falls Forest  
 Estates-Sprague River Livestock District; 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 \$1,200.00  
 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 owner s 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 12th day of October, 1973  
 (SEAL) *Joseph M. Klingman* (SEAL)  
 (SEAL)

UTAH  
 STATE OF OREGON, County of Tooele ) ss. October 18, 1973  
 Personally appeared the above named Joseph M. Klingman,

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

Before me:

*Patricia B. Leman*  
 Notary Public for Oregon, Utah  
 My commission expires

After recording return to:

*Strait Realty*  
*5429 So 6th St City*

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

STATE OF OREGON,  
 County of KLAMATH } ss.

I certify that the within instrument was re-  
 ceived for record on the 5th day of NOVEMBER  
 1973, at 4:16 o'clock PM, and recorded in book  
 M-73 on page 14784. Record of Deeds of  
 said County.

Witness my hand and seal of County affixed.  
 WM. D. MILNE

By *Hazel Drazil* County Clerk-Recorder  
 Deputy  
 FEE \$ 2.00

NOV 5 4 16 PM 1973