

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT KENNETH G. DIXON and WILDA L. DIXON, 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 ALBERT G. MASON and MARY ANNEMASON, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

Lot 4 in Block 1 of CASA MANANA.

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 easements as set forth in deed recorded August 11, 1950, in Deed Vol. 241, page 192; Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin as shown on the recorded plat of Casa Manana; Conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument recorded May 10, 1963, in Misc. Vol. 14 at page 480; Easements and rights of way of record or apparent on the land, if any.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 22,750.00. 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 4th day of December, 1973

(SEAL) Kenneth G. Dixon (SEAL)

(SEAL) Wilda L. Dixon (SEAL)

STATE OF OREGON, County of Klamath ss. December 11th, 1973. Personally appeared the above named Kenneth G. Dixon and Wilda L. Dixon, husband and wife,

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

Before me:

Sherald W. Brown
Notary Public for Oregon.
My commission expires 11-12-74

After recording return to:

First Federal
8943 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 received for record on the 26th day of Dec. 1973, at 10:55 o'clock A.M., and recorded in book M-73 on page 16343. Record of Deeds of said County.

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

By [Signature] County Clerk-Recorder
Deputy

DEC 26 10 44 AM 1974