

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

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This Indenture Witnesseth, THAT JAMES D. MONTEITH and MARY SUE MONTEITH, 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 DAVID C. FINLEY, JR. and MARY M. FINLEY, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

Lot 38 B LAKESHORE GARDENS.

Subject to: Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Lakeshore Gardens Drainage District; Easements and rights of way of record and those apparent on the land, if any; Reservations and restrictions as shown in deed recorded December 26, 1939, in Volume 126 at page 178, Deed Records; Release and Grant of Easement between Lakeshore Gardens Drainage District and The California Oregon Power Company, recorded May 21, 1940, in Book 129 at page 318, Deed Records.

JAN 10 9 30 AM 1974

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 16,000.00
~~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 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 31st day of October, 19 72

(SEAL)

(SEAL)

(SEAL)

(SEAL)

STATE OF OREGON, County of Jackson) ss. November 2, 19 72.
 Personally appeared the above named James D. Monteith and Mary Sue Monteith, 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 1-20-76

Before me:

James W. Wesley
 Notary Public for Oregon
 My commission expires 1-20-76

After recording return to:
 David C. Finley & Mary M. Finley

1390 Lakeshore Dr

Klamath Falls, Oregon 97601

STATE OF OREGON,

County of KLAMATH

ss.

I certify that the within instrument was received for record on the 10 day of January, 1974, at 2:30 o'clock A.M., and recorded in book M 74 on page 259 Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

By

County Clerk-Recorder

Deputy

FEE \$ 2.00

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

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