

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT THOMAS J. SPELLMAN, JR. and BETTY LOUISE SPELLMAN,

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

GEORGE T. MITCHELL and JEAN R. MITCHELL,

husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

Lot 6 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; 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 Book 14 at page 480, Miscellaneous Records; Reservations and easements as set forth in a deed recorded August 11, 1950, in Deed Vol. 241 at page 192, Records of Klamath County, Oregon; Easements and rights of way of record or apparent on the land, if any; and to a Trust Deed for beneficiary First Federal Savings and Loan Association of Klamath Falls, Oregon, dated May 7, 1971, recorded May 13, 1971, in M-71 at page 4359, which said Trust Deed grantees hereby expressly assume and agree to pay according to the tenor thereof as same becomes payable and the note accompanying it.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 27,900.00.  
~~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 19th day of February, 1974

(SEAL) *Thomas J. Spellman, Jr.* (SEAL)(SEAL) *Betty Louise Spellman* (SEAL)

STATE OF OREGON, County of Klamath ) ss. February 21, 1974  
 Personally appeared the above named Thomas J. Spellman, Jr. and Betty Louise Spellman,  
 husband and wife,

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

Before me:

JAMES W. WESLEY  
 Notary Public for Oregon  
 My commission expires

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

STATE OF OREGON,

County of KLAMATH

ss.

I certify that the within instrument was received for record on the 7th day of March, 1974, at 3:47 o'clock P. M., and recorded in book M-74 on page 3200. Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

County Clerk-Recorder

By *Hazel Dray* Deputy

Until a change is requested, all tax statements shall be sent to the following address:

First Federal Savings and Loan Association of Klamath Falls FEE \$ 2.00  
 510 Main St.  
 Klamath Falls, Oregon 97601

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

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