

88540

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WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT NORMAN A. BAUER and CONSTANCE P. BAUER, 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 TERRY JONTE and LILLIAN JONTE, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

Lot 2 in Block 4 of NORTH BEAVER MARSH ADDITION, according to the official plat thereof on file in the records of Klamath County, Oregon.

Subject to: Acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder; All contracts, water rights, proceedings, taxes and assessments relating to irrigation, drainage and/or reclamation of said lands, and all rights of way for roads, ditches, canals and conduits, if any of the above there may be; Reservations and restrictions contained in the dedication of North Beaver Marsh Addition; Reservations and restrictions contained in deed recorded December 10, 1954, in Vol. 271, page 112, Deed Records of Klamath County, Oregon; 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 \$ 1,200.00
However, the actual consideration includes either 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.

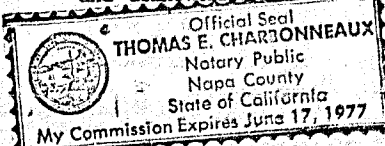
IN WITNESS WHEREOF, they have hereunto set their hands and seals this 25th day of April, 1974

(SEAL) Norman A. Bauer (SEAL)

(SEAL) Constance P. Bauer (SEAL)

CALIFORNIA
STATE OF ~~XXXXXX~~ County of Napa) ss. April 29, 1974
Personally appeared the above named Norman A. Bauer and Constance P. Bauer, husband and wife,

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



Before me:

Thomas E. Charbonneau
Notary Public for ~~XXXXXX~~ California
My commission expires June 17, 1977

After recording return to:
Mr. and Mrs. Terry Jonte
Star Route, Box 73A
Chemult, Oregon 97731.

STATE OF OREGON,
County of Klamath) ss.

I certify that the within instrument was received for record on the 26th day of May, 1974, at 9:35 o'clock A.M. and recorded in book M 71 on page 5588 Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

By *Harold D. Dugan* County Clerk-Recorder

FEE \$ 2.00

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

Until a change is requested, all tax statements shall be sent to Star Route, Box 73A, Chemult, Oregon 97731.