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WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT JUNE F. GRIMES,

hereinafter known as grantor, for the consideration hereinafter stated
has bargained and sold, and by these presents does grant, bargain, sell and convey unto
CLEMENT D. MILLS and CHERYL LYNN MILLS,

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

Beginning at a point on the North line of Lot 3 in Block 12 of HOT
SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, which point
is 35.9 feet East of the Northwest corner of said Lot 3, running thence
South and parallel with the West line of said Lot 3 a distance of 121
feet; thence East and parallel with Canby Street a distance of 42.5 feet;
thence North and parallel with the West line of Lot 3, a distance of 121
feet to the South line of Canby Street; thence West along the South line
of Canby Street a distance of 42.5 feet to the point of beginning, and
being a portion of Lots 3 and 4 in Block 12 of HOT SPRINGS ADDITION TO
THE CITY OF KLAMATH FALLS, OREGON,

SUBJECT TO: Reservations, restrictions, easements and rights of way of
record and those apparent on the land; easement set forth in Deed recorded
February 28, 1944 in Book 162 at page 521, Deed Records; and taxes for
fiscal year commencing July 1, 1974 which are now a lien but not yet payable.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 23,000.00.
~~However, the actual consideration includes other property which is not to be considered~~
(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 grantor does hereby covenant, to and with the said grantees, and
their assigns, that she is the owner in fee simple of said premises; that they are free from
all incumbrances, except those above set forth,
and that she will warrant and defend the same from all lawful claims whatsoever,
except those above set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and seal
this 3rd day of October 1974

(SEAL) *June F. Grimes* (SEAL)
(SEAL) (SEAL)

STATE OF OREGON, County of Klamath) ss. October 1st 1974
Personally appeared the above named June F. Grimes

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

Before me:

Sheldon V. Brown
Notary Public for Oregon
My commission expires 11-12-74

After recording return to:

First Federal Savings
2943 So. Sixth
City

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

First Federal Savings & Loan
2943 South Sixth Street

Klamath Falls, Oregon 97601

From the Office of
CANNON & BREMORE
535 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 8th day of OCTOBER
1974 at 10:50 o'clock A. M. and recorded in book
M 74 on page 13144 Record of Deeds of
said County.

Witness my hand and seal of County affixed

W. D. MILLER

County Clerk-Recorder

W. D. Miller
FEE \$2.00

Deputy