

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT RONALD H. FREDRICKS and SHARRON L. FREDRICKS

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 CARL W. SPALT and JUDITH A. SPALT,

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

Lot 6 LOMA LINDA HEIGHTS TO THE CITY OF KLAMATH FALLS, Klamath County, Oregon, EXCEPT the Easterly 2½ feet as measured parallel to Hillside Street as in document recorded December 17, 1974, in Book M-74 at page 15975.

Subject to: Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin as shown on the recorded plat of Loma Linda Heights, including a 20 foot front set back and a 6 foot sewer and utility easement along the back of said lot; Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin imposed by instrument, including the terms thereof, recorded August 5, 1955, in Book 276 at page 330, Deed Records and amended January 5, 1956, in Book 280 at page 263, Deed Records; Easements and rights of way of record and those apparent on the land; and to a Trust Deed for beneficiary First Federal Savings and Loan Association of Klamath Falls, Oregon, dated July 7, 1972, recorded July 10, 1972, in Book M-72 at page 7479, Microfilm Records, 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.

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The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 48,000.00.
~~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 2nd day of January 1975.

(SEAL)

(SEAL)

STATE OF OREGON, County of Klamath,) ss. January 2nd, 1975
 Personally appeared the above named Ronald H. Fredricks and Sharon L. Fredricks, husband and wife,
 and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

E. Marie Owens
 Notary Public for Oregon
 My commission expires Jan. 27, 1977

After recording return to:

First Federal
540 Main
City

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

First Federal Savings & Loan Assn.
540 Main St.,
Klamath Falls, Oregon 97601

From the Office of
 GANONG & SISEMORE
 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 6th day of JANUARY, 1975, at 4:00 o'clock P.M., and recorded in book M-75 on page 193 Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. HILNE

County Clerk-Recorder

By Hazel Dray Deputy

FEE \$ 2.00