

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT FRED J. DALLAS and GENEVIEVE DALLAS, hereinafter known as grantors, for and in consideration of the sum of Ten and no/100 - - - - - Dollars, to them paid, have bargained and sold and by these presents do grant, bargain, sell and convey unto WOODROW A. PHILLIPS and MARILYN D. PHILLIPS, husband and wife, the following described premises, situated in Klamath County, Oregon, to-wit:

A portion of Lot 11, Block 89, BUENA VISTA ADDITION to the City of Klamath Falls, according to the official plat thereof on file in Klamath County, Oregon, more particularly described as follows: Beginning at the Southeast corner of premises described in Deed from Ross Green et ux, to Hugh Woodard and Ina Woodard, recorded April 7, 1939, in Book 121, page 341, Deed Records of Klamath County, Oregon: thence Southerly along the East line of said Lot 11 to a point 72 feet Northerly of the Southeast corner of said Lot: thence Westerly along a line parallel to and 72 feet Northerly of the Southerly line of Lot 11 to a point on the West line of said Lot 11: thence Northerly along the Westerly line of said Lot 11 to the Southwesterly corner of said Woodard premises: thence Easterly 50 feet, more or less, to the point of beginning.

SUBJECT TO: 1967-68 taxes, now a lien but not yet payable, and to conditions and restrictions, including the terms and provisions thereof, in deed from Klamath Development Co. to Ross Green et ux, recorded September 6, 1933, in Book 83 at page 462, Deed Records of Klamath County, Oregon.

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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 26th day of September 1967.

Fred J. Dallas (SEAL)
Genevieve Dallas (SEAL)

STATE OF OREGON, County of Klamath) ss. September 26, 1967.
Personally appeared the above named FRED J. DALLAS and GENEVIEVE DALLAS, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

From Office of
GANONG & GORDON
First Federal Building
Klamath Falls, Oregon

Wilma Matthews
Notary Public for Oregon.
My commission expires Feb. 23 1970

STATE OF OREGON,

County of KLAMATH } ss.

I certify that the within instrument was received for record on the 21st day of February 1975, at 11:48 o'clock A.M., and recorded in book M 75 on page 2132 Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE, COUNTY CLERK
County Clerk-Recorder.
By *[Signature]* Deputy
FEE \$ 2.00

Marilyn Phillips
1331 Avalon, Apt. 1
City
Send tax statement.
Marilyn Phillips
1331 Avalon, Apt. 1
City