

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT EDWIN L. GERRUE and EULA L. GERRUE, 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 WILLIAM H. ROKES and ELMA B. ROKES, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

The South 56 feet of Lot 9 in FAIR ACRES SUBDIVISION No. 1.

Subject to: 1970-71 real property taxes which are now a lien but not yet payable; Acreage and use limitations under provisions of the United States and regulations issued thereunder; Contract and/or lien for irrigation and/or drainage; Rules, regulations, liens and assessments of South Suburban Sanitary District; Easements and rights of way of record and those apparent on the land; Reservation to construct, build ditches, telephone and telegraph lines and electric power line and right to maintain same as set forth in Deed dated June 13, 1927, recorded April 28, 1931, in Book 95 at page 153, Deed Records of Klamath County, Oregon.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 11,500.00
~~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 on estate by the entirety. And the said grantors do hereby covenant, to and with the said grantees, and their assigns, that they are the owner s 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 17th day of August, 1970

(SEAL)

Edwin L. Gerrue (SEAL)

(SEAL)

Eula L. Gerrue (SEAL)

STATE OF OREGON, County of Klamath) ss. August 24th, 1970

Personally appeared the above named Edwin L. Gerrue and Eula L. Gerrue, husband and wife,

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

Before me:

Burlington Gray

Notary Public for Oregon.
My commission expires June 16, 1974.

After recording return to:

260 Main
 Lower Bog 103 119

From the Office of
 GANONG, GANONG & GORDON
 First Federal Building
 Klamath Falls, Oregon 97601

STATE OF OREGON,
County of KLAMATH } ss.

I certify that the within instrument was received for record on the 27th day of OCTOBER, 1975, at 9:38 o'clock A.M., and recorded in book M-75 on page 13368. Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. HILNE

By Hazel Gray Deputy
County Clerk-Recorder

FEE \$ 3.00

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60-01-117-100-52