

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT Curtiss R. Lockrem, Carol R. Lockrem and LaCele Dingman, hereinafter known as grantors, for the consideration hereinafter stated have bargained and sold, and by these presents do grant, bargain, sell and convey unto Raymond J. Novosad and Joan B. Novosad, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

Lot 19, SUNSET BEACH, according to the duly recorded plat thereof on file in Klamath County, Oregon.

Subject to: Reservations, restrictions, easements and rights of way of record or apparent on the land.

Restrictions, which grantees agree to comply with:

Grantees will keep no livestock on the premises;  
Grantees shall not build a residence of less than 1500 square feet;  
Grantees shall not live in a trailer or mobile home on the premises;  
Grantees shall not build a residence until the proposed method of sewage disposal has been approved by the Klamath County Health Department.

These restrictions are binding upon Grantees, and Grantees' successors, heirs or assigns.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 7,000.00  
However, the actual consideration includes other property which is part of the consideration.  
(Strike out the above when not applicable)

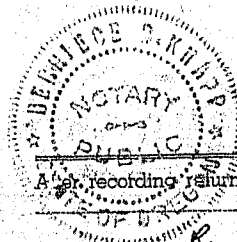
TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantees as an estate by the entirety. And the said grantors do hereby covenant, to and with the said grantees, and their assigns, that they are the owners in fee simple of said premises; that they are free from all incumbrances, 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 16th day of March, 19 73

(SEAL) *Curtiss R. Lockrem* (SEAL)  
(SEAL) *LaCele Dingman* (SEAL) *Carol R. Lockrem* (SEAL)

STATE OF OREGON, County of Klamath ) ss. March 26, 19 73.  
Personally appeared the above named Curtiss R. Lockrem, Carol R. Lockrem and LaCele Dingman,  
and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:



*Bernice D. Knapp*  
Notary Public for Oregon.  
My commission expires 3-13-76

STATE OF OREGON,  
County of Klamath ) ss.

I certify that the within instrument was received for record on the 26th day of DECEMBER, 1975, at 12:42 o'clock P.M., and recorded in book M-75 on page 15190 Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE County Clerk-Recorder  
By *Hazel Drayle* Deputy  
FEE \$ 3.00

Tax Statements to go to:  
Raymond J. Novosad - 3130 S. 6th. St.  
Klamath Falls, Ore.  
From the Office of  
GANONG, SISEMORE & ZAMSKY  
538 Main Street  
Klamath Falls, Oregon 97601

75 DEC 3 PM 12 42