

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT EDA LA VERN SMITH and GLENN JACKSON CHAPMAN, hereinafter known as grantors, for the consideration hereinafter stated have bargained and sold, and by these presents do grant, bargain, sell and convey unto FRANCIS P. NICOLAS and PATRICIA A. NICOLAS, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

Tract 111 of Pleasant Home Tracts No. 2, according to the official plat thereof on file in the records of Klamath County, Oregon.

Subject to: Acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder; All contracts and agreements with the United States of America and the Enterprise Irrigation District relative to irrigation and/or drainage and any existing rights of way for ditches or canals and laterals heretofore conveyed or used in connection therewith; Any unpaid charges or assessments of the Enterprise Irrigation District; Rules, regulations, liens and assessments of South Suburban Sanitary District within the boundaries of which district said property is located; Reservations contained in deed dated June 16, 1943, recorded June 16, 1943, on page 143 of Vol. 156 of Deeds, Records of Klamath County, Oregon; Easements and rights of way of record and those apparent on the land, if any.

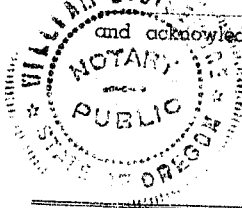
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 10,000.00. However, the actual consideration includes other property which is part of the consideration. (Strike out the above when not applicable)

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 7th day of January, 1976

Glenn Jackson Chapman (SEAL)
Eda La Vern Smith (SEAL)

STATE OF OREGON, County of Klamath) ss. January 7, 1976
Personally appeared the above named Eda La Vern Smith and Glenn Jackson Chapman, and acknowledged the foregoing instrument to be their voluntary act and deed.



Before me:

William J. Shum
Notary Public for Oregon
My commission expires Oct 8, 1978

After recording return to:

First Federal Savings and Loan Assoc.
540 Main Street

Klamath Falls, OR 97601

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
532 Main Street
Klamath Falls, Oregon 97601

STATE OF OREGON,) ss.
County of Klamath

I certify that the within instrument was received for record on the 14th day of JANUARY, 1976 at 4:14 o'clock P.M., and recorded in book 1176 on page 228 Record of Deeds of said County.

Witness my hand and seal of County affixed.

W. D. MILNE

County Clerk—Recorder

By *Harold Dragic*
FEE \$ 300 Deputy

76 JAN 12 PM 4 12

NO. 10073

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purpose of

used in connection

ventilation blinds, floor

heating, ventilating

or privileges now or

in the future such as

not sufficient at any

days after that pay the

to the principal of the

balance remaining in the

authorized reserve account

shall be paid at any

time to pay all costs,

including attorney's fees

and disbursements

actually incurred in

connection with any

action or suit

in which the money

of the beneficiary

may be involved

shall be taken

defendant shall have

the right to

the money

the beneficiary

grantee or

beneficiary

grantee or

beneficiary

grantee or

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