

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

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This Indenture Witnesseth, THAT JOHN E. MUIR and VERA M. MUIR, 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 JOHNNY R. MINIARD and CHRISTINE M. P. MINIARD, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

Lot 11 in Block 69 of Klamath Falls Forest Estates, Highway 66, Unit No. 3, according to the official plat thereof on file in the records of Klamath County, Oregon.

Subject to: Reservations and restrictions contained in deed recorded June 11, 1936, in Deed Volume 106, page 459, Records of Klamath County, Oregon; Reservations and restrictions contained in the dedication of Klamath Falls Forest Estates, Highway 66 Unit, Plat No. 3; Declaration of Establishment of Conditions, Covenants and Restrictions affecting real property between S.E.C. Co., Inc., an Oregon corporation, Developer, and Curtis Blaustein, recorded June 24, 1965, in Deed Volume 362, page 400, Records of Klamath County, Oregon; Easements and rights of way of record and apparent on the land, if any.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 9,500.00
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 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 24th day of May, 1973

Verna M. Muir (SEAL)

John E. Muir (SEAL)

STATE OF OREGON, County of Klamath ss. May 25, 1973
Personally appeared the above named John E. Muir and Verna M. Muir, husband and wife,

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

Before me:

Shirley J. [Signature]
Notary Public for Oregon.
My commission expires 8-5-78

After recording return to:

Johnny R. Miniard
Rt. 1, Box 497
Donanza, Or. 97623

STATE OF OREGON,

County of KLAMATH ss.

I certify that the within instrument was received for record on the 7th day of JULY 1976, at 9:26 o'clock A. M., and recorded in book M. 76 on page 10231 Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILLNE

By [Signature]

County Clerk-Recorder

Deputy

FEE \$ 3.00

From the Office of
GANONG, SISEMORE & ZAMSKY
538 Main Street
Klamath Falls, Oregon 97601

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