

A-27188 01-10351  
18292

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WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT ALFRED F. PETERSTEINER, aka Alfred Fall Petersteiner, hereinafter known as grantor, for the consideration hereinafter stated has bargained and sold, and by these presents does grant, bargain, sell and convey unto CLINTON D. GARDNER and AUDREY K. GARDNER, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

Lot 17 in Block 28 of HOT SPRINGS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the records of Klamath County, Oregon.

Subject to: Taxes for 1976-1977 which are now a lien but not yet payable; Reservations and restrictions contained in deed recorded June 26, 1913, in Deed Volume 39, page 376, Records of Klamath County, Oregon; Any sewer charges of the City of Klamath Falls which may have become delinquent, but have not yet been entered in the city lien dockets of said city or certified to the county tax collector for collection; 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 \$31,500.00.  
~~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 grantor do es hereby covenant, to and with the said grantees, and their assigns, that he is the owner in fee simple of said premises; that they are free from all incumbrances, except those above set forth, and that he will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, he has hereunto set his hand and seal  
this 19th day of August, 1976

(SEAL) *Alfred F. Petersteiner* (SEAL)  
(SEAL) *Alfred Fall Petersteiner* (SEAL)

STATE OF OREGON, County of Klamath ) ss. August 30, 1976.  
Personally appeared the above named Alfred F. Petersteiner, aka Alfred Fall Petersteiner,  
and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

*Russ Owens*  
Notary Public for Oregon  
My commission expires 5-14-80

After recording return to:

FFS/L  
MAG

Until a change is requested, all tax statements shall be sent to the following name and address:

Clinton D. & Audrey K. Gardner  
1845 Melrose

Klamath Falls, Oregon 97601

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

STATE OF OREGON,

County of Klamath ) ss.

I certify that the within instrument was received for record on the 30th day of AUGUST, 1976, at 11:49 o'clock A.M., and recorded in book M 76 on page 13505 Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

County Clerk—Recorder

By *Hazel Inagene*  
fee \$ 3.00 Deputy