

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT C. NEIL HAWKINS, a single man,

hereinafter known as grantor, for the consideration hereinafter stated has bargained and sold by these presents do es grant, bargain, sell and convey unto HARRY R. WAGGONER and NORMA WAGGONER, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

Lot 3, PLEASANT HOME TRACTS.

Subject to: Acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder; Liens and assessments of Klamath Project and Enterprise Irrigation District, and regulations, contracts, easements and water and irrigation rights in connection therewith; Rules, regulations, liens and assessments of South Suburban Sanitary District; Thirty foot set-back line and building restrictions, including the terms and provisions thereof, as set forth in deed recorded November 26, 1945, in Deed Volume 182 at page 281, Records of Klamath County, Oregon; Power line easement, including the terms and provisions thereof, granted to the California Oregon Power Company by instrument recorded September 1, 1939, in Deed Volume 124 at page 246.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ ^{600.00} ~~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 does 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 29th day of April, 1969.

(SEAL)

C. Neil Hawkins

(SEAL)

(SEAL)

(SEAL)

STATE OF OREGON, County of Klamath) ss. MAY 8 19 69
Personally appeared the above named C. Neil Hawkins, a single man,

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

Before me:

E. J. F. Gordon

Notary Public for Oregon.

My commission expires

5-15-72

After recording return to:

Klamath Falls
City

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 14th day of OCTOBER 1976, at 2:25 o'clock PM, and recorded in book M-76 on page 16287. Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILLNE

County Clerk—Recorder

By

Hazel Dragich

Deputy

FEE \$ 3.00

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