

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT CHARLES U. DAKIN and EDNA DAKIN, husband and wife, hereinafter known as grantor s, for the consideration hereinafter stated have bargained and sold, and by these presents do grant, bargain, sell and convey unto HARRY C. MASTERSON and ANNA MASTERSON, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

Lots 6, 7, 8 and the Westerly 10 feet of Lot 5 in Block 11 of ST. FRANCIS PARK, Klamath County, Oregon.

Subject to: Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District; Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District; Restrictions, set back provisions and utility easements, as delineated on the recorded plat but omitting restrictions, if any, based on race, color, religion or national origin; Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument recorded July 15, 1948 in Book 222, page 493; Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument recorded Dec. 18, 1937 in Book 113, page 409 (affects Lots 6, 7 and 8); Reservations, including the terms and provisions thereof, as set forth in deed recorded Sept. 17, 1948 in Book 225, page 143, Deed Records (affects Lot 5); 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 \$39,000.00
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 grantor s 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, 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 3d day of January, 1977.

(SEAL) Charles U. Dakin (SEAL)
(SEAL) Edna Dakin (SEAL)

STATE OF OREGON, County of Klamath ss. November 15, 1976
Personally appeared the above named Charles U. Dakin and Edna Dakin, husband and wife,
and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Ronald W. Brown
Notary Public for Oregon.
My commission expires 11-12-78

After recording return to:

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
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 3rd day of January, 1977 at 3:48 o'clock P.M., and recorded in book 77 on page 89 Record of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk—Recorder

By Hazel Drizin

Deputy

Fee \$3.00

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