

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT TERRY A. KUHLMAN and SHERRILEE KUHLMAN, 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 LARRY D. BATSELL and EVELYN K. BATSELL, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

Lot 1 in Block 3 of The Highlands, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to: Reservations and restrictions contained in deed recorded August 27, 1948, in Vol. 224, page 259, Deed Records of Klamath County, Oregon; Reservations and restrictions contained in the dedication and shown on the plat of The Highlands; Declaration of Conditions and restrictions, including the terms and provisions thereof, recorded July 3, 1973, in Vol. M73, page 8466, Deed Records of Klamath County, Oregon; Easements and rights of way of record and those apparent on the land, if any.

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The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 11,700.00  
~~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 owner s 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 hand s and seal s this 1st day of April 19 78

\_\_\_\_\_(SEAL) Terry A. Kuhlman (SEAL)  
\_\_\_\_\_(SEAL) Sherrilee Kuhlman (SEAL)

STATE OF OREGON, County of Klamath ) ss. April 13, 1978  
Personally appeared the above named Terry A. Kuhlman and Sherrilee Kuhlman, husband and wife,

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

Before me:

Serald V. Bevan  
Notary Public for Oregon.  
My commission expires 11-12-78

After recording return to:

1st Fed. Bldg.

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

Klamath 1st Fed. Savings & Loan Assn.  
2943 So. Sixth St.,  
Klamath Falls, Oregon 97601

From the Office of  
WILLIAM L. SISEMORE  
First Federal Bldg.  
540 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 13th day of April, 1978 at 3:06 o'clock P. M., and recorded in book M78 on page 7145 Record of Deeds of said County.

Witness my hand and seal of County affixed.

William D. Milne  
County Clerk—Recorder:

By Bernice A. Letich  
Deputy

Fee \$3.00