

A-29P32 53929 L-#01-10749

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

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This Indenture Witnesseth, THAT HENRY J. CALDWELL, JR.,

hereinafter known as grantor, for the consideration hereinafter stated
has bargained and sold, and by these presents does grant, bargain, sell and convey unto
GERALD R. CANNON and GLORIA A. CANNON,

husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

Beginning at a point in the West line of Rogers Street (formerly Paul Street) 120 feet Southerly from the Southeast corner of Lot 4 in Block 8, Lakeside Addition to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, and running thence Southerly along the Westerly line of said Rogers Street, 60 feet; thence Westerly at right angles to first course 100 feet; thence Northerly parallel with first course 60 feet; thence Easterly 100 feet to the point of beginning, situate in Lot 2 of Section 32, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and being the parcel of land formerly designated as Lot 7 of Block 8, Lakeside Addition to the City of Klamath Falls, Oregon.

SUBJECT TO: Taxes for fiscal year commencing July 1, 1978, which are now a lien but not yet payable; Assessments and charges of the City of Klamath Falls for monthly water and/or sewer service; Reservations, restrictions, easements and rights of way of record and those apparent on the land, if any; and to a Trust Deed for Beneficiary First Federal Savings and Loan Association of Klamath Falls, recorded June 28, 1977, in Vol. M77, page 11148, Mortgage Records of Klamath County, Oregon, which said Trust Deed grantees hereby expressly assume and agree to pay according to the tenor thereof as same becomes payable and the note accompanying it.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 25,000.00
~~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 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 17th day of August, 1978

Henry J. Caldwell Jr. (SEAL)
(SEAL)

STATE OF OREGON, County of Klamath) ss.
Personally appeared the above named Henry J. Caldwell, Jr., August 23rd 1978
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:

Klamath First Federal Savings & Loan
540 Main St.
Klamath Falls, Oregon 97601

Until a change is requested, all tax statements shall be sent to the following name and address:
Klamath First Fed. Savings & Loan Assn.
540 Main 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

I certify that the within instrument was received for record on the 23 day of August 1978 at 11:30 o'clock A.M. and recorded in book 11350 on page 11350 of said County.

Witness my hand and seal of County Clerk

W. D. MILLER

County Clerk - Klamath

By *[Signature]*

Deputy

F E S 3.00