

WARRANTY DEED TO CREATE ESTATE IN THE ENTIRETY

This Indenture Witnesseth, THAT HARRY D. MEANS and BARBARA A. MEANS,

husband and wife, hereinafter known as grantors, for and in consideration of the sum of - - - Ten and 00/100 - - - Dollars, to them paid, have bargained and sold, and by these presents do grant, bargain, sell and convey unto WILLIAM E. NIDEVER and ANNIE NIDEVER, husband and wife, the following described premises, situated in Klamath County, Oregon, to-wit:

The Westerly 50 feet of Lot 1, Block 18, FAIRVIEW ADDITION NO. 2,

SUBJECT TO: Mortgage, including the terms and provisions thereof, executed by Oscar E. Harper, Jr. and Sandra M. Harper, husband and wife, to The First National Bank of Oregon, a corporation, dated June 25, 1959, recorded June 26, 1959 in Volume 191 at page 176, Mortgage Records of Klamath County, Oregon, which said mortgage grantees hereby expressly assume and agree to pay according to the tenor thereof as same becomes due and payable and the note accompanying it, and grantees covenant to hold grantors harmless therefrom.

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 owners 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 hands and seals this 13th day of December, 1962.

STATE OF OREGON, }
County of Klamath } ss.

Harry D. Means (SEAL)
Barbara A. Means (SEAL)
(SEAL)
(SEAL)

BE IT REMEMBERED, That on this 13 day of December A. D. 1962, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Harry D. Means and Barbara A. Means, husband and wife, who are known to me to be the identical persons described in and who executed the within instrument, and acknowledged to me that they executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal the day and year last above written.

From Office of
GANONG & GANONG
First Federal Building
Klamath Falls, Oregon

Charles F. Fisher
Notary Public for Oregon.

My Commission Expires *Feb 27, 1965*

*return to Richard C. Basley
220 Main St. Suite 2A
K Falls, Or. 97601*

STATE OF OREGON, COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.

this 7th day of August A. D. 1980 at 3:49 o'clock P M., and

fully recorded in Vol. M80, of Deeds on Page 14733

Fee \$3.50

Wm D. MILNE, County Clerk
Bernetha Hetch