

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT CLARENCE J. HEATON and ANNAETTA HEATON, husband and wife,

hereinafter known as grantor s, for the consideration hereinafter stated ha bargained and sold, and by these presents do grant, bargain, sell and convey unto LLOYD RAY HENDRICKS and SHARON M. HENDRICKS, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

A portion of Lots 3 and 4 of Block 7 of FIRST ADDITION TO KLAMATH FALLS, more particularly described as follows: Beginning at a point on the Northwestern boundary of said Lot 3, which is South 38 degrees 45' West a distance of 46 feet from the most Northerly corner of said Lot 3; thence South 51 degrees 15' East 37.8 feet, more or less, to the edge of an existing concrete sidewalk; thence South 39 degrees 13' East along the edge of said sidewalk a distance of 1 foot; thence South 51 degrees 25' East along the edge of said sidewalk 71.2 feet, more or less, to a point on the Southeasterly boundary of said Lot 3, from which the most Southerly corner of said Lot 3 bears South 38 degrees 45' West a distance of 6 feet; thence South 38 degrees 45' West a distance of 40 feet to a point which is North 38 degrees 45' East a distance of 18 feet from the most Southerly corner of said Lot 4; thence Northwesterly at right angles to Doty Street a distance 110 feet; thence Northeasterly along the Southeasterly line of Doty Street a distance of 40 feet, more or less, to the point of beginning.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 8,900.00. ~~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 owner s 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, grantors have hereunto set their hand s and seal s this 6th day of April 19 70.   
*Clarence J. Heaton* (SEAL)   
*Annaetta Heaton* (SEAL)

STATE OF OREGON, County of Klamath ) ss. April 6th, 1970.   
 Personally appeared the above named CLARENCE J. HEATON and ANNEATTA HEATON, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

*Gwendolyn R. Schlumbohm*   
 Notary Public for Oregon.   
 My commission expires 7-21-73

After recording return to:

*Hendricks*   
*712 Doty St*   
*KFO*

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 12th day of January, 19 81, at 2:12 o'clock P. M., and recorded in book M81 on page 530. Record of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk   
 By *Dorothy S. Schuch* County Clerk-Recorder   
 Deputy

Fee \$3.50

81 JUN 12 PM 2 12

