

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT ANNE PRICE MILLER and MIRTH W. MILLER, hereinafter known as grantors, for and in consideration of the sum of Ten and no/100 --- Dollars, to them paid, have bargained and sold and by these presents do grant, bargain, sell and convey unto LARRY G. KLAHN and ELIZABETH A. KLAHN, husband and wife, the following described premises, situated in Klamath County, Oregon, to-wit:

Lots 1, 2, 3, 4, 33 and 34 of Block 1, ST. FRANCIS PARK, Klamath County, Oregon.

SUBJECT TO:

1. 1967-68 taxes, now a lien but not yet payable.
2. Acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder. Liens and assessments of Klamath Project and Enterprise Irrigation District, and regulations, contracts, easements, and water and irrigation rights in connection therewith.
3. Regulations, liens, assessments and laws relating to the South Suburban Sanitary District.
4. Reservations as set forth in the Dedication of St. Francis Park.
5. Easement, including the terms and provisions thereof, dated July 23, 1964, recorded July 28, 1964, in Deed Volume 355 at page 38, from Mirth W. Miller and Anne Price Miller, husband and wife, to the State of Oregon, by and through its State Highway Commission. (Affects Lots 1 thru 4).
6. Limited Access contained in instrument dated July 23, 1964, recorded July 28, 1964, in Deed Volume 355 at page 38, from Mirth W. Miller and Anne Price Miller, husband and wife, to State of Oregon, by and through its State Highway Commission. (Affects Lots 1 thru 4).

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 27th day of September 1967.

Return to:  
Larry G. & Elizabeth A. Klahn  
1955 Huron St.  
Klamath Falls, OR 97601

Anne Price Miller (SEAL)  
Mirth W. Miller (SEAL)  
(SEAL)  
(SEAL)

STATE OF OREGON, County of Klamath ) ss. September 29<sup>th</sup>, 1967.  
Personally appeared the above named ANNE PRICE MILLER and MIRTH W. MILLER, wife and husband, and acknowledged the foregoing instrument to be their voluntary act and deed.

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

Before me:  
Evelyn D. Goehner  
Notary Public for Oregon.  
My commission expires 11/25/68

STATE OF OREGON,  
County of Klamath } ss.  
I certify that the within instrument was received for record on the 29 day of July 1967 at 2:56 o'clock P.M., and recorded in book M. 82 on page 9728. Record of Deeds of said County.  
Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk  
By [Signature] County Clerk-Recorder.  
Fee \$4.00 Deputy

400 pd ca