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17342

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT ROSIE D. CARLSON,

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hereinafter known as grantor, for the consideration hereinafter stated  
has bargained and sold, and by these presents does grant, bargain, sell and convey unto  
CHARLES L. DANIELS, JR. and JEANNE H. DANIELS,  
husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

Beginning at the Southeast corner of Lot 57 of Fair Acres Subdivision No. 1 according to the official plat thereof on file in Klamath County, Oregon, running thence North along the Westerly line of Homedale Road a distance of 51 feet; thence West parallel to the South line of said Lot 57 a distance of 130 feet; thence South parallel with the East line of said Lot 57 a distance of 51 feet to the South line of said Lot 57; thence East along the South line of said Lot 57 a distance of 130 feet to the place of beginning, being a portion of said Lot 57 of Fair Acres Subdivision No. 1 in Klamath County, Oregon.

EXCEPTING THEREFROM, any portion lying within the right of way of Homedale Road.

Subject to: Conditions and restrictions imposed by instrument, including the terms thereof, recorded November 13, 1925, in Book 81, page 407, Deed Records; 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; Easements and rights of way of record and apparent on the land.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 5,500.00  
~~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 on estate by the entirety. And the said grantor does hereby covenant, to and with the said grantees, and their assigns, that she is the owner in fee simple of said premises; that they are free from all incumbrances, except those above set forth, and that she will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, she has hereunto set her hand and seal  
this 10th day of March, 1971

(SEAL)

Rosie D. Carlson

(SEAL)

(SEAL)

(SEAL)

STATE OF OREGON, County of Klamath ) ss. March 10, 1971

Personally appeared the above named Rosie D. Carlson

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

Before me:

Willie Matthews

Notary Public for Oregon.

My commission expires

Feb 23 1974

After recording return to:

Charles L. Daniels, Jr.

PO Box 805

Klamath Falls Or

97601

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 10th day of October, 1983, at 3:21 o'clock P. M., and recorded in book M. 83 on page 17342 Record of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

By Pam Smith, County Clerk-Recorder

Fee: \$4.00

Deputy