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WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

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This Indenture Witnesseth, THAT Lynn A. Hayes and Neva M. Hayes, husband and wife,

hereinafter known as grantors, for and in consideration of the sum of ----- Dollars, to them paid, have bargained and sold and by these presents do grant, bargain, sell and convey unto Charles Robert Klem and Cora Mary Klem, husband and wife, the following described premises, situated in Klamath County, Oregon, to-wit:

Lot 28, SUMMERS PARK,

Subject to contract and/or lien for irrigation and/or drainage; easements and rights of way of record and apparent on the land; rules, regulations and assessments of South Suburban Sanitary District; reservations, rights, conditions and easements and building set back lines shown on the plat and in the dedication of said Summers Park; conditions, restrictions, covenants and reservations in agreement between Calvin P. Peyton, et ux, and Walter M. Wise, et ux, dated September 16, 1942, recorded October 27, 1942, in Vol. 150 at page 582, Deed Records of Klamath County, Oregon, and to mortgage, including the terms and provisions thereof, dated May 27, 1960, recorded May 27, 1960 in Vol. 196 at page 311, of Klamath County Mortgage Records, executed by George Arthur Allen and Neva Marie Allen, husband and wife, to State of Oregon, represented and acting by the Director of Veterans' Affairs, which mortgage grantees expressly assume and agree to pay according to its terms as the same becomes due.

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 as 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 3d day of June 1964.

STATE OF OREGON, } ss.
County of Klamath

BE IT REMEMBERED, That on this 3d day of June A. D. 1964, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Lynn A. Hayes and Neva M. Hayes, 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

Opal V. McDonald
Notary Public for Oregon
My Commission Expires April 4, 1968

STATE OF OREGON, COUNTY OF KLAMATH; ss.

Filed for record at request of Ganong & Ganong
this 4 day of June A. D. 1964 at 9:12 o'clock A. M., and
daily recorded in Vol. 353 of Deeds on Page 312
Fee \$1.50
CHAS. F. DELAP, COUNTY CLERK

By *Opal V. McDonald*

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DEED and ASSIGNMENT OF CONTRACT
(By Purchasers)

KNOW ALL MEN BY THESE PRESENTS That we, Harold Dwane Raines and Bernice Raines, husband and wife, grantors and assignors, in consideration of Ten and more Dollars paid to us by George A. Dunlap and Marie Dunlap, husband and wife, grantees and assignees, do hereby grant, bargain, sell and convey to the said grantees as tenants by the entirety, with right of survivorship, the following described real property situated in Klamath County, Oregon:

Tract No. Eight (8) of SUNSHINE TRACTS, Klamath County, Oregon, situated in Section 1, Township 41 South, Range 10 East, W.M.

SUBJECT TO, (1) easements and rights of way of record or apparent on the land; (2) Acreage and use limitations under provisions of U.S. Statutes and regulations issued thereunder; (3) Liens and assessments of Klamath Project and Klamath Irrigation District, and contracts, regulations and water and irrigation rights in connection therewith; and (4) A certain Real Estate Contract dated Sept. 1, 1961, recorded Nov. 16, 1961 in Volume 333 of Deed Records for Klamath County, Oregon at page 659, between Ralph W. Swisher and Mary L. Swisher, husband and wife, vendors, and Harold Dwane Raines and Bernice Raines, husband and wife, as vendees of the above described realty, the unpaid balance of which is \$4,185.29, which balance, with interest thereon from April 1, 1964, grantees herein assume and agree to pay.

TO HAVE AND TO HOLD The same unto the said Grantees as Tenants by the entirety, with right of survivorship, their heirs and assigns forever, subject to terms, conditions and payments to be made as specified in said Real Estate Contract to us from Ralph W. and Mary L. Swisher.

We, also hereby sell, transfer, convey and ASSIGN said Contract to the Grantees above named, with right of survivorship, and to the heirs and assigns of the survivor of them. We covenant that the unpaid balance of said contract is not over said sum of \$4,185.29 and that the interest thereon has been paid to April 1, 1964. By accepting this deed and assignment, grantees assume and agree to fulfill all obligations specified in said Contract to be fulfilled or performed by us.

IN WITNESS WHEREOF, We hereunto set our hands and seals this 14th day of May, 1964.

STATE OF OREGON, } ss.
County of Klamath

On this 14 day of May, 1964, before me, Thomas W. Chatburn, a Notary Public for Oregon, personally appeared the above named Harold Dwane Raines and Bernice Raines, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Thomas W. Chatburn
Notary Public for Oregon
My Comm. expires Dec. 21, 1965

Harold Dwane Raine (SEAL)
Bernice Raine (SEAL)
Bernice Raines