

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

99048

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This Indenture Witnesseth, THAT WILLIAM ROY EVANS, Jr. and BEVERLY EVANS, 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 JAMES D. GUISE and LOUISE M. GUISE, husband and wife, the following described premises, situated in Klamath County, Oregon, to-wit:

Lot 56 of WEST PARK, a resubdivision of vacated portion of Buena Vista and Fairview No. 2 Addition to the City of Klamath Falls, Oregon.

Subject to: Conditions and restrictions, including the terms and provisions thereof, as set forth in an instrument recorded September 21, 1956, in Deed Volume 286 at page 611; Right of Way, including the terms and provisions thereof, recorded Oct. 21, 1956, in Deed Volume 387 at page 446, (affects Southerly 16 feet); Restrictions, including the terms and provisions thereof, as set forth in deed recorded December 4, 1957 in Deed Vol. 296 at page 113; Taxes for fiscal year, commencing July 1, 1965, which are now a lien but are not yet payable.



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 whereunto set their hands and seals this 8th day of July 1965.

STATE OF OREGON, } ss.
County of Klamath

Beverly L. Evans (SEAL)
William Roy Evans Jr. (SEAL)
(SEAL)
(SEAL)

BE IT REMEMBERED, That on this 15th day of July A. D. 1965, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named William Roy Evans, Jr. and Beverly Evans, 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 & GORDON
First Federal Building
Klamath Falls, Oregon

Alan D. Ganshous
Notary Public for Oregon

My Commission Expires Nov. 25, 1968

STATE OF OREGON, COUNTY OF KLAMATH; ss.

Filed for record at request of Oregon Title Insurance Co.

this 22 day of July A. D. 1965 at 3:21 o'clock P. M. and

duly recorded in Vol. H 65, at Deeds on Page 124

DOROTHY ROGERS, County Clerk

John M. Kuster

Fee 1.50