

A-17637

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

7553

6950

M-66 P. 17

This Indenture Witnesseth, THAT Harry R. Waggoner and Norma E. Waggoner,

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 F. Derrah and Fern Derrah, husband and wife, the following described premises, situated in Klamath County, Oregon, to-wit:



Lots 1 and 2 of Block 24 of BUENA VISTA ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the records of Klamath County, Oregon; ALSO the North half of the vacated alley adjoining said Lots 1 and 2.



Subject to: Taxes for fiscal year commencing July 1, 1965, which are now a lien but not yet payable; Reservations in the dedication of Buena Vista Addition; Restrictions of a portion of Buena Vista Addition recorded August 23, 1956 in Vol. 12 of Misc. Records of Klamath County, at page 243; Restrictions of a portion of Buena Vista Addition recorded Sept. 10, 1956, dated Aug. 22, 1956, in Vol. 12 of Misc. Records of Klamath County, page 250; Waiver and Modification of Restrictive Covenant, dated June 30, 1959, recorded July 7, 1959, in Deed Book 314, page 80, Records of Klamath County, Oregon.

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 14th day of September, 1965.

STATE OF OREGON, } ss.
County of Klamath

Harry R. Waggoner (SEAL)
Norma E. Waggoner (SEAL)
(SEAL)
(SEAL)

BE IT REMEMBERED, That on this 17th day of September, A. D. 1965, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Harry R. Waggoner and Norma E. Waggoner, 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

James F. Derrah
Notary Public for Oregon

22 My Commission Expires Sept. 8, 1967

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Klamath County Title

this 11th day of July 1966 3:05'clock P.M., and

duly recorded in Vol. M-66, of Deeds on Page 6950.

\$1.50 pd.

DOROTHY ROGERS, County Clerk

By *Norma E. Waggoner*

Return to
James F. Derrah
300 Mt. Pitt
Klamath Falls, Oregon