

WARRANTY DEED TO CREATE ESTATE IN THE ENTIRETY

2536

M-6410092

This Indenture Witnesseth, THAT R. J. SUMNER and PAULINE M. SUMNER, 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 SEVERINO ALVAREZ and NELLIE ALVAREZ, husband and wife, the following described premises, situated in Klamath County, Oregon, to-wit:

The SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 26, Township 39 South, Range 9 E. W. M., LESS a portion deeded to the City of Klamath Falls, dated February 9, 1955, recorded February 15, 1955, in Deed Volume 272 at page 310, Records of Klamath County, Oregon;

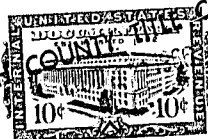
SUBJECT TO: Acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder; Contract and/or lien for irrigation and/or drainage; Easements and rights of way of record and those apparent on the land, if any; Right of way for pole and wire lines, including the terms and provisions thereof, recorded July 11, 1938, in Deed Vol. 116 at page 441, Records of Klamath County, Oregon; Mortgage, including the terms and provisions thereof, dated April 17, 1962, recorded April 19, 1962, in Mortgage Volume 210 at page 9, executed by John W. McClain and Sylvia Z. McClain, husband and wife, to First Federal Savings and Loan Association of Klamath Falls, a Federal Corporation, which said mortgage grantees do not assume and grantors covenant and agree to hold them harmless therefrom; Easement, including the terms and provisions thereof, recorded April 10, 1964, in Deed Volume 352 at page 277, 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 4th day of May, 1964.

STATE OF OREGON,
County of Klamath



R. J. Sumner (SEAL)
Pauline M. Sumner (SEAL)
Severino Alvarez (SEAL)
Nellie Alvarez (SEAL)

BE IT REMEMBERED, That on this 4th day of May A. D. 1964, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named R. J. Sumner and Pauline M. Sumner, 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.

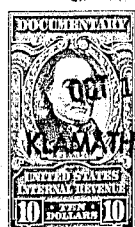
IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal the day and year last above written.

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



[Signature]
Notary Public for Oregon

My Commission Expires 1-7-66



Filed for record in Klamath County Title

this 17th day of October

duly recorded in Vol. M-66

Deeds 10092

34 *[Signature]*