

1874 - 68-379

21203

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WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT MELVIN L. STEWART and MARY LOU STEWART,
husband and wife,

hereinafter known as grantors, for the consideration hereinafter recited
have bargained and sold and by these presents do grant, bargain, sell and convey unto
ALBERT E. MINNICK and L. JEANNE MINNICK,
husband and wife, the following described premises, situated in Klamath County, Oregon, to-wit:

Lot 3 in Block 1 of SUNSET VILLAGE in Klamath County, Oregon.

SUBJECT TO: (1) 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. (2) Regulations, liens, assessments
and laws relating to the South Suburban Sanitary District. (3) Conditions, restrictions,
set back lines and utility easements as shown on the Plat of Sunset Village. (4) Set
back lines, building and use restrictions and easements, including the terms and
provisions thereof, imposed by Declaration of Conditions and Restrictions recorded
May 29, 1967 in M-67 at page 4004. Said Declaration was modified by Instrument
recorded January 10, 1968 in M-68 at page 210. (5) Trust Deed, including the terms
and provisions thereof, dated December 7, 1967, recorded December 11, 1967, at 10:37 A.M.,
in M-67 at page 9608, given to secure payment of \$15,800.00 with interest thereon and
such future advances as may be provided therein, executed by Melvin L. Stewart and
Mary Lou Stewart, husband and wife, to William Ganong, trustee for beneficiary, First
Federal Savings and Loan Association of Klamath Falls, a Federal corporation, the
balance of which the grantees herein expressly assume and agree to pay in accordance
with the terms and conditions thereof.

The true and actual consideration for this transfer is \$ 16,800.00, ~~being~~ being \$1,169.68
cash and the balance by the assumption of the above described Trust Deed.

The foregoing recitation of consideration is true as I verily believe.

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 27th day of March 19 68.

(SEAL) *Melvin L. Stewart* (SEAL)
(SEAL) *Mary Lou Stewart* (SEAL)

STATE OF OREGON, County of Klamath) ss. March 27, 1968.
Personally appeared the above named MELVIN L. STEWART and MARY LOU STEWART,
husband and wife,
and acknowledged the foregoing instrument to be their voluntary act and deed.

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

Before me:
James D. Bocchi
Notary Public for Oregon.
My commission expires 10-25-70

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received
for record on the 27th day of March
1968, at 3:45 o'clock P. M., and recorded in book
7768 on page 2408. Record of Deeds of
said County.

Witness my hand and seal of County affixed.

Dorothy Rogers
County Clerk—Recorder.
By *Samuel M. Hamilton* Deputy

See 150

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Ret: 1st Fed
540 Main St
attn: Jim Bocchi