

68-957 RHP

⑧

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

24594 *you need* PAGE 6505

This Indenture Witnesseth, THAT Vera Braman, who took title as Vera Lehrer, and Frank S. Braman, her husband,

hereinafter known as grantors, for the consideration hereinafter recited have bargained and sold and by these presents do grant, bargain, sell and convey unto Richard T. Luttrell and Zona Jean Luttrell, husband and wife, the following described premises, situated in Klamath County, Oregon, to-wit:

Lot 17, of OUSE KILAHOME SITES, according to the duly recorded plat thereof.

Subject to: Real property taxes for fiscal year commencing July 1, 1968, which are now a lien but not yet payable; Easements and releases and rights of way as recorded in Book 68, pages 277 and 281 inc., and in Book 105, pages 226-7 of Deed Records of Klamath County, Oregon; Reservations, easements and restrictions as shown in deed dated May 21, 1938, recorded April 29, 1939 in Book 121, page 586 of Deed Records of Klamath County, Oregon; Reservations in deed dated July 21, 1941 and recorded July 24, 1941 in Book 139, page 624 of Deed Records of Klamath County, Oregon; Mortgage, including the terms and provisions thereof, dated April 8, 1966, recorded April 15, 1966, in M-66 at page 3335, to First Federal Savings and Loan Association, which said Mortgage grantees hereby expressly assume and agree to pay according to the tenor thereof as same becomes payable and the note accompanying it.

The true and actual consideration for this transfer is \$ 21,270.58 being \$3,329.41 cash and \$17,941.17 by assumption of above described mortgage.

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 owner s 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 seal s this 11th day of July, 1968.

(SEAL) *Frank S. Braman* (SEAL)

(SEAL) *Vera Braman* (SEAL)

STATE OF OREGON, County of *Benton* ) ss. July 15<sup>th</sup>, 1968.  
Personally appeared the above named *Vera Braman*, who took title as *Vera Lehrer*,  
and *Frank S. Braman*, her husband  
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:  
*Gary L. Hehr*  
Notary Public for Oregon  
My commission expires *May 25, 1971*

STATE OF OREGON, }  
County of *Klamath* } ss.  
I certify that the within instrument was received for record on the *17* day of *July*, 19 *68*, at *3:03* o'clock *P.* M., and recorded in book *M-68* on page *6505* Record of Deeds of said County.  
Witness my hand and seal of County affixed.

*26*  
Dorothy Rogers  
County Clerk—Recorder.  
By *Charles K. Nowatman* Deputy  
Fee 1.50

Return to:  
Stout Realty  
5429 S. 64th St.  
City