

24600

6513

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY M-68 PAGE

This Indenture Witnesseth, THAT GEORGE F. CRAIN and LUCILLE CRAIN, husband

and wife, hereinafter known as grantor s, for the consideration hereinafter recited have bargained and sold and by these presents do grant, bargain, sell and convey unto WILLIAM J. CRAWFORD and ANNE CRAWFORD, husband and wife, the following described premises, situated in Klamath County, Oregon, to-wit:

Lot 5 in Block 6 of SECOND ADDITION TO MOYINA, according to the duly recorded plat thereof on file in the Records of Klamath County, Oregon.

Subject to: Real property taxes for fiscal year commencing July 1, 1968, which are now a lien but not yet payable; Rules, regulations, liens and assessments of South Suburban Sanitary District; Reservations and Restrictions contained in the dedication of Second Addition to Moyina; Grant of Right of Way, including the terms and provisions thereof, recorded April 5, 1940, in Deed Volume 128 at page 267, Records of Klamath County, Oregon; Grant of Right of Way, including the terms and provisions thereof, recorded June 8, 1956, in Deed Volume 284 at page 22, Records of Klamath County, Oregon; Mortgage, including the terms and provisions thereof, executed by grantors to First Federal Savings and Loan Association of Klamath Falls, dated November 28, 1967, recorded December 7, 1967, in Microfilm records as Document No. 18813 Volume M67 page 9537, and re-recorded December 11, 1967 in Microfilm Records as Document No. 18893 Volume M67 at page 9637, Records of Klamath County, Oregon, 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 \$29,000.00 being \$6,342.22 cash and balance of \$22,657.78 by assuming the 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 grantor s 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 seals this 16th day of July, 19 68

(SEAL)

George F. Crain (SEAL)

(SEAL)

Lucille Crain (SEAL)

STATE OF OREGON, County of Klamath ss. July 17, 19 68
Personally appeared the above named George F. Crain and Lucille Crain, 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, } ss.
County of Klamath }
I certify that the within instrument was received for record on the 18 day of July, 19 68 at 9:00 o'clock A.M., and recorded in book M-68 on page 6513 Record of Deeds of said County.

Witness my hand and seal of County affixed.

Dorothy Rogers

County Clerk-Recorder.

By Leroy J. Heyden Deputy

Fee 1.50

Ref to:
Rev Mrs W.S. Crawford
2427 Corvallis
Klamath Falls, Ore