

68-1115 BHP 15

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

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This Indenture Witnesseth, THAT JAMES H. LIVERS and MARION E. LIVERS, 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 RICHARD C. JAGEMAN and KUMIKE JAGEMAN, husband and wife, the following described premises, situated in Klamath County, Oregon, to-wit:

The East 60 feet of Lot 11 in Block 5 of SECOND ADDITION TO BUREKER PLACE.

Subject to: 1968-1969 real property taxes which are now a lien but not yet payable; 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; Rules, regulations, liens and assessments of South Suburban Sanitary District; Recitals, set back lines, including the terms and provisions thereof, as set forth in the Plat and Dedication of SECOND ADDITION TO BUREKER PLACE; Mortgage, including the terms and provisions thereof, dated October 26, 1960, recorded October 28, 1960, in Mortgage Volume 198 at page 535, executed by grantors to State Finance Co., a corporation, which has been assigned to The Mutual Benefit Life Insurance Company by instrument recorded May 2, 1961 in Mortgage Volume 202 at page 103, which said Mortgage grantees hereby 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 \$14,500.00 being \$3000.00 cash and the balance 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 hand s and seal s this 13th day of August, 1968.

(SEAL) *James H. Livers* (SEAL)

(SEAL) *Marion E. Livers* (SEAL)

STATE OF OREGON, County of Douglas ss. August 15, 19 68
Personally appeared the above named James H. Livers and Marion E. Livers, 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:

Dorothy Rogers
Notary Public for Oregon.
My commission expires June 10, 1972

STATE OF OREGON,

County of KLAMATH ss.

I certify that the within instrument was received for record on the 16 day of August, 19 68, at 4:20 o'clock P. M., and recorded in book M-68 on page 7493 Record of Deeds of said County.

Witness my hand and seal of County affixed.

Dorothy Rogers

By *Copelyn K. Newman* County Clerk-Recorder.
Deputy

Fee 1.50

Ret. Cedarlog
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