

A-19242

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

25991

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This Indenture Witnesseth, THAT KENNETH EARL HARTWELL and LUELLA MAXINE HARTWELL, 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 BRUCE WILLIAM CALDWELL and TOWANA KAY CALDWELL, husband and wife, the following described premises, situated in Klamath County, Oregon, to-wit:

Lot 641 in Block 119 of MILLS ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the records of Klamath County, Oregon.

SUBJECT TO:

1. 1968-69 taxes, now a lien, but not yet payable.
2. Trust Deed, including the terms and provisions thereof, executed by grantors herein named, as grantors, to Klamath County Title Co., as trustee, for First National Bank of Oregon, as beneficiary, dated August 13, 1964, recorded August 14, 1964, in Mortgage Volume 225 page 166, records of Klamath County, Oregon, 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 \$ 13,250.00 being \$1,877.34 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 3rd day of September 1968.

(SEAL)

(SEAL)

(SEAL)

(SEAL)

STATE OF OREGON, County of Klamath) ss. September 3rd, 1968.

Personally appeared the above named KENNETH EARL HARTWELL and LUELLA MAXINE HARTWELL, husband and wife,

and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Donald J. Lean
Notary Public for Oregon.
My commission expires March 3-1971

STATE OF OREGON,

County of KLAMATH } ss.

I certify that the within instrument was received for record on the 11 day of September 1968, at 1:05 o'clock P. M., and recorded in book M-68 on page 8226 Record of Deeds of said County.

Witness my hand and seal of County affixed.

Dorothy Rogers

County Clerk—Recorder.

By *Charles K. Christman*

Fee 1.50

Deputy

Return
Don Sloan Realtor
107 So. 7th
Klamath Falls, Ore.
97601

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