

A-19196

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

26039

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This Indenture Witnesseth, THAT RICHARD G. KIFFER and HELEN C. KIFFER, hus-

band 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 LLOYD W. HERBERS and DONNA J. HERBERS, husband and wife, the following described premises, situated in Klamath County, Oregon, to-wit:

Lot 1, Block 2, FIRST ADDITION TO WINEMA GARDENS, according to the official plat thereof on file in the Records of Klamath County, Oregon.

Subject to: 1968-1969 real property taxes which are now a lien but not yet payable; Rules, regulations, liens and assessments of South Suburban Sanitary District; Reservations and restrictions in deed dated May 14, 1951, recorded July 13, 1951 in Deed Volume 248 at page 397, Records of Klamath County, Oregon; Reservations and restrictions contained in the dedication of First Addition to Winema Gardens; Trust Deed, including the terms and provisions thereof, given by grantors to Oregon Title Insurance Co., as Trustee and First National Bank of Oregon as Beneficiary, dated October 13, 1966, recorded October 21, 1966 in Microfilm records M-66, page 10191, records of Klamath County, Oregon, which said Trust Deed 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 \$ 22,600.00 being \$2,527.00 cash and balance of \$20,073. 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 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 6th day of August, 1968.

(SEAL)

Richard G. Kiffer

(SEAL)

(SEAL)

Helen C. Kiffer

(SEAL)

STATE OF OREGON, County of Klamath ss. August 6th, 1968.
Personally appeared the above named Richard G. Kiffer and Helen C. Kiffer,
husband and wife,

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

Before me:

E. Marie Owens
Notary Public for Oregon
My commission expires January 10, 1969

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

STATE OF OREGON,

County of KLAMATH ss.

I certify that the within instrument was received for record on the 13 day of September, 1968, at 9:53 o'clock A. M., and recorded in book M-68 on page 8293. Record of Deeds of said County.

Witness my hand and seal of County affixed.

Dorothy Rogers

By

Charles H. Kistner

Fee 1.50

Deputy

Return
Bruce Owens Realtor
520 Klamath Ave
Klamath Falls, Oregon