

A 19282

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

26575

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This Indenture Witnesseth, THAT J. C. JENSEN and PHYLLIS J. JENSEN, 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 WILLIAM CLARK JOHNSON and SHIRLEY N. JOHNSON, husband and wife, the following described premises, situated in Klamath County, Oregon, to-wit:

The East 22½ feet of Lot 15, all of Lots 16 and 17, and the West 10 feet of Lot 18, Block 13, Mountain View Addition to the City of Klamath Falls, 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; Trust Deed, including the terms and provisions thereof, executed by Donald L. Sloan and Hazel I. Sloan, husband and wife, as grantors, to William Ganong as trustee for First Federal Savings and Loan Association of Klamath Falls, Oregon, a corporation, as beneficiary, dated August 8, 1967, recorded August 10, 1967, in Microfilm records as Document No. 16188, Vol. M-67 at page 6217, 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 \$34,000.00 being \$9,792.94 cash and \$24,207.06 by assumption of 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 19th day of September, 1968.

(SEAL)

(SEAL)

(SEAL)

(SEAL)

STATE OF OREGON, County of Klamath ss. September 19, 1968  
Personally appeared the above named J. C. Jensen and Phyllis J. Jensen, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

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

Notary Public for Oregon.

My commission expires 10-25-70

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 2nd day of October 1968, at 1:05 o'clock P.M., and recorded in book M-68 on page 8930 Record of Deeds of said County.

Witness my hand and seal of County affixed.

Dorothy Rogers

By Charles K. Holstrom County Clerk-Recorder.

Deputy

Fee 1.50

Mr. W. C. Johnson  
% J. C. Pinnerly Co.  
8th Main Str.  
K.F.O.