

Ab 7953 68-1353

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

26616

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This Indenture Witnesseth, THAT DONALD M. PHILLIPS and MARION A. PHILLIPS,

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 ARLEN McCLEMENT and PATRICIA A. McCLEMENT, husband and wife, the following described premises, situated in Klamath County, Oregon, to-wit:

All of Lot 6 and the West 15 Feet of Lot 5 in Block 3 of WEST HILLS HOMES.

Subject to: 1968-1969 real property taxes which are now a lien but not yet payable; Building set back lines and utility easements, including the terms and provisions thereof, as set forth in the Plat and Dedication of West Hills Homes; Conditions and restrictions, including the terms and provisions thereof, as set forth in the Declaration of Conditions and Restrictions, recorded April 25, 1961, in Deed Volume 329 at page 91; Easements and rights of way of record and apparent on the land; Trust Deed, including the terms and provisions thereof, dated May 22, 1968, recorded May 23, 1968, in M-68 at page 4664, executed by grantors to William Ganong, Trustee for Beneficiary, First Federal Savings and Loan Association of Klamath Falls, Oregon, a corporation, 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 \$ 24,000.00 being \$3,933.20 cash and \$20,066.80 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 24th day of September, 1968.

(SEAL) *Donald M. Phillips* (SEAL)

(SEAL) *Marion A. Phillips* (SEAL)

STATE OF OREGON, County of Klamath) ss. September 24, 1968.

Personally appeared the above named Donald M. Phillips and Marion A. Phillips,

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,

County of KLAMATH } ss.

I certify that the within instrument was received for record on the 3rd day of October 1968 at 4:30 o'clock P.M., and recorded in book M-68 on page 9000 Record of Deeds of said County.

Witness my hand and seal of County affixed.

Dorothy Rogers

By *Charles K. Nustman* County Clerk-Recorder.

Deputy

Fee 1.50