

28180

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

VOL. 1068 PAGE 10878

This Indenture Witnesseth, THAT FLOYD L. SEELEY and PEARL E. SEELEY, husband

and wife, hereinafter known as grantors, for the consideration hereinafter stated have bargained and sold by these presents do grant, bargain, sell and convey unto M. J. O'CONNOR and JERILYN O'CONNOR, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

Lot 3, Block 3, KELENE GARDENS.

Subject to: 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; Restrictions in the Dedication and on the Plat of Kelene Gardens; Conditions and restrictions, as disclosed by an instrument recorded October 14, 1959, in Deed Volume 316 at page 445, Records of Klamath County, Oregon; Trust Deed, including the terms and provisions thereof, dated August 18, 1964, recorded August 28, 1964, in Mortgage Volume 225 at page 355, executed by grantors to Oregon Title Insurance Co.; an Oregon Corporation, trustee for beneficiary, Commonwealth, Inc., an Oregon Corporation, which said Trust Deed was by an instrument recorded December 18, 1964, in Mortgage Volume 227 at page 610 assigned to the New York Bank for Savings, a domestic 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 paid for this transfer, stated in terms of dollars, is \$ 15,252.83
However, the actual consideration includes other property which is part of the consideration.
(Strike out the above when not applicable)

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 seal s
this 4th day of December, 1968.

(SEAL) Floyd L. Seeley (SEAL)(SEAL) Pearl E. Seeley (SEAL)

STATE OF OREGON, County of Klamath ss. December 13, 1968
Personally appeared the above named Floyd L. Seeley and Pearl E. Seeley, husband and wife,
and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Shirley D. Buckner

Notary Public for Oregon.

My commission expires 11/25/72

After recording return to:

TRANSAMERICA TITLE INSURANCE CO.

600 MAIN STREET

KLAMATH FALLS, OREGON 97601

From the Office of
GANONG, GANONG & GORDON
First Federal Building
Klamath Falls, Oregon 97601

STATE OF OREGON,

County of Klamath ss.
I certify that the within instrument was received for record on the 17th day of December, 1968, at 11:50 o'clock A.M., and recorded in book M-68 on page 10878 Record of Deeds of said County.

Witness my hand and seal of County affixed.

Dorothy RogersBy Abeta Cross County Clerk-Recorder

Fee: 1.50

Deputy