

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

28564

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This Indenture Witnesseth, THAT ROBERT E. PERRY and GAIL L. PERRY, 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

LARRY SPIVEY and DENISE L. SPIVEY, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

Lot 35 of GRACE PARK, Klamath County, Oregon.

SUBJECT TO: (1) Acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder. Liens and assessments of Klamath Project and Enterprise Irrigation District and regulations, contracts, easements and water and irrigation rights in connection therewith. (2) Regulations, liens, assessments, and laws relating to the South Suburban Sanitary District. (3) Reservations, conditions, and restrictions as shown on the Plat of Grace Park. (4) Trust Deed, including the terms and provisions thereof, dated July 25, 1967, recorded August 1, 1967, in M-67 at page 5871, given to secure the payment of \$13,950.00, with interest thereon and such future advances as may be provided therein, executed by Robert E. Perry and Gail L. Perry, husband and wife, to William Ganong, Trustee for beneficiary, First Federal Savings and Loan Association of Klamath Falls, a Federal corporation, the balance of which the grantees herein expressly assume and agree to pay in accordance with the terms and provisions thereof.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 15,500.00. 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 seals this 24 day of December 19 68.

(SEAL) *Robert E. Perry* (SEAL)

(SEAL) *Gail L. Perry* (SEAL)

STATE OF OREGON, County of Klamath) ss. December 31, 19 68.
Personally appeared the above named ROBERT E. PERRY and GAIL L. PERRY, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: *William C. Rogers*
Notary Public for Oregon
My commission expires 5/19/69

After recording return to:
Adairleaf Realty
3927 South Sixth Street
Klamath Falls, Oregon

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

STATE OF OREGON,) ss.
County of Klamath)
I certify that the within instrument was received for record on the 3 day of January, 19 69, at 3:32 o'clock P. M., and recorded in book M 69 on page 60 Record of Deeds of said County.

Witness my hand and seal of County affixed.
Dorothy Rogers

By *Chapman K. Houston* County Clerk-Recorder
Deputy

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