

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

31005

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This Indenture Witnesseth, THAT RODERICK M. SMITH and IRENE L. SMITH, hus-

band 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 KENNETH E. HARTWELL and LUJELLA MAXINE HARTWELL, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

69-4512
Beginning at the intersection of the South line of Rose Street and the West line of Prospect Street in the City of Klamath Falls, Oregon, and running thence South along the West line of Prospect Street 42 feet; thence West and parallel with Rose Street 100 feet, more or less, to the Westerly line of closed Roosevelt Street; thence in a North-easterly direction along the Westerly line of closed Roosevelt Street to the South line of Rose Street; thence East along the South line of Rose Street to the place of beginning, being a portion of Lot 1 in Block 18, and a portion of closed Roosevelt Street, all in First Addition to the City of Klamath Falls, Oregon.

Subject to: An easement created by instrument, including the terms and provisions thereof, dated January 4, 1926, recorded January 6, 1926, in Deed Book 69 at page 176, Deed Records, to the City of Klamath Falls for a 14 inch drain pipe on the Northwestern side of vacated Roosevelt Street; Joint driveway agreement, dated July 3, 1968, recorded July 5, 1968, in M-68 at page 6131, along the Southerly 6.25 feet of Easterly 86½ feet.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 9,000.00
~~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 11th day of April, 1969

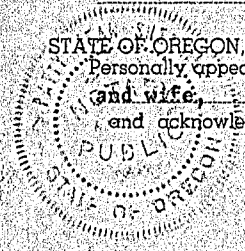
(SEAL)

(SEAL)

(SEAL)

(SEAL)

STATE OF OREGON, County of Klamath) ss. April 18th 1969
Personally appeared the above named Roderick M. Smith and Irene L. Smith, husband and wife,
and acknowledged the foregoing instrument to be their voluntary act and deed.



Before me:

Notary Public for Oregon.

My commission expires 6-22-69

After recording return to:

grantees
931 Prospect - City

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 18th day of April 1969 at 3:55 o'clock P. M. and recorded in book M-69 on page 2814 Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM D. MILNE

By Charles E. Harstman County Clerk-Recorder

Deputy

FEE \$ 1.50