

32389

VOL 19 PAGE 4545

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT WILLIAM E. MAUERHAN and WANDA L. MAUERHAN, 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 CURTIS B. BROWN and FRANCES BROWN, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

Tract 11 of LANDIS PARK, Klamath County, Oregon.

SUBJECT TO: (1) Acreage and the limitations under provisions of the United States Statutes and regulations issued thereunder. Liens and assessments of Klamath Project and Klamath 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, building restrictions, rights, conditions, and easements as shown on the Plat and in the Dedication of Landis Park, according to the official records of Klamath County, Oregon. (4) Mortgage, including the terms and provisions thereof, executed by William J. Worden and Doris G. Worden, husband and wife, to State of Oregon, represented and acting by the Director of Veterans' Affairs, dated September 8, 1959, recorded September 9, 1959, in Volume 192 at page 413, Mortgage Records of Klamath County, Oregon, given to secure payment of \$9100.00 as evidenced by a note of even date, the balance of which the grantees herein expressly assume and agree to pay in accordance with the terms and conditions thereof. (5) Trust Deed, including the terms and provisions thereof, executed by William E. Mauerhan and Wanda L. Mauerhan, husband and wife, grantors, to Oregon Title Co. of Klamath County, Oregon, trustee for beneficiaries, Kenneth D. Wandell and Carleen Wandell, husband and wife, dated October 16, 1967, recorded October 16, 1967, in M-67, page 801, Records of Klamath County, Oregon, the balance of which the grantees herein also expressly assume and agree to pay in accordance with the terms and conditions thereof.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 11,000.00. 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 10th day of June 19 69.

William E. Mauerhan (SEAL)

(SEAL)

Wanda L. Mauerhan (SEAL)

(SEAL)

STATE OF OREGON, County of Klamath) ss. June 10, 19 69.
Personally appeared the above named WILLIAM E. MAUERHAN and WANDA L. MAUERHAN, husband and wife,

and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Ernest F. Gordon

Notary Public for Oregon.

My commission expires 5-15-72

After recording return to:

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 11th day of June 19 69, at 3:25 o'clock P.M., and recorded in book M-69 on page 4545 Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM D. MILNE

By *Charles K. Horstman* County Clerk-Recorder

Deputy

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

*Get Curtis B. Brown
1420 E. 7th St
Bly*

15 FEE \$ 1.50