

A-17927

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

34259

VOLUME 7 PAGE 6737

This Indenture Witnesseth, THAT JOHN R. CHILDERS and FRANCES I. CHILDERS,
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

CONRAD L. MANN and KATHLEEN C. MANN,
husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

Lot 15 of MADISON PARK, according to the official plat thereof on file in Klamath
County, Oregon.

SUBJECT TO: 1969-70 taxes, now a lien but not yet payable. (2) All contracts and
agreements with United States of America and Enterprise Irrigation District relative
to irrigation and/or drainage and any rights of way for ditches or canals and laterals
heretofore conveyed or used in connection therewith. (3) Any unpaid charges or
assessments of the Enterprise Irrigation District. (4) Rules, regulations and assess-
ments of the South Suburban Sanitary District. (5) Reservations in the dedication of
Madison Park. (6) Reservation in deed from Harley J. Hart, et al, to Ross L. Post and
Lena Post, husband and wife, dated August 10, 1956, recorded August 15, 1956, in Volume
285 of Deeds, page 474, records of Klamath County, Oregon. (7) Mortgage, including the
terms and provisions thereof, given by John R. Childers and Frances I. Childers, husband
and wife, to Pacific First Federal Savings and Loan Association, dated March 20, 1959,
recorded March 23, 1959, in Mortgage Volume 188 page 645, records of Klamath County,
Oregon, the balance of which the grantees expressly assume and agree to pay in
accordance with the terms and conditions thereof. (8) Improvement of Alva Street in
Bond Lien Docket of the County of Klamath, Oregon, effective date February 13, 1967,
the balance of which the grantees 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 \$ 15,589.38
~~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 owner s 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 17th day of July 19 69 .

(SEAL)

(SEAL)

STATE OF OREGON, County of Klamath) ss. July 17, 19 69 .
Personally appeared the above named JOHN R. CHILDERS and FRANCES I. CHILDERS,

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

Before me:

Notary Public for Oregon.

My commission expires October 25, 1970.

After recording return to:

Barnhisel & Ganong

636 Pine Street

Klamath Falls, Oregon

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 re-
ceived for record on the 4th day of August
19 69, at 2:53 o'clock P.M., and recorded in book
M-69 on page 6737. Record of Deeds of
said County.

Witness my hand and seal of County affixed.

WM D. MILNE

By Charles F. Hoistman
County Clerk—Recorder
Deputy

FEE \$ 1.50