

36191

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8987

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

VOL. M-69 PAGE

This Indenture Witnesseth, THAT CHARLES K. GATES and CAROL A. GATES, husband

and wife, hereinafter known as grantors, for the consideration hereinafter stated have bargained and sold, and by these presents do grant, bargain, sell and convey unto HUGH W. STRINGFIELD and DOROTHY D. STRINGFIELD, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

Lot 8, Block 3, FIRST ADDITION TO SUNSET VILLAGE, according to the official plat thereof on file in the records of Klamath County, Oregon.

SUBJECT TO: 1969-70 real property taxes which are now a lien but not yet payable; 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; Any unpaid charges or assessments of the Enterprise Irrigation District; Rules, regulations, liens and assessments of South Suburban Sanitary District; Reservations and restrictions contained in the dedication of First Addition to Sunset Village; Declaration of Conditions and Restrictions for First Addition to Sunset Village recorded March 4, 1969, in Vol. M-69 at page 1643, Microfilm Records of Klamath County, Oregon, and Amended Declaration of Conditions and Restrictions for First Addition to Sunset Village recorded April 21, 1969, in Vol. M-69 at page 2838, Microfilm Records of Klamath County, Oregon; Trust Deed, including the terms and provisions thereof, given by grantors to William Ganong as trustee for First Federal Savings and Loan Association of Klamath Falls, Oregon, as beneficiary, dated May 14, 1969 and recorded May 15, 1969 in Microfilm Records M-69 on page 3651, Records of Klamath County, Oregon, 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 \$ 32,500.00  
~~--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 seal this 15th day of October, 1969.

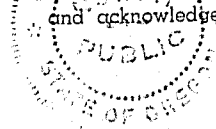
(SEAL)

(SEAL)

(SEAL)

(SEAL)

STATE OF OREGON, County of Klamath ) ss. October 20th, 1969  
 Personally appeared the above named Charles K. Gates and Carol A. Gates,  
 husband and wife,  
 and acknowledged the foregoing instrument to be their voluntary act and deed.



Before me:

E. Marie Owens  
 Notary Public for Oregon.  
 My commission expires January 27, 1973

After recording return to:  
 Bruce Owens, Realtor  
 520 Klamath Ave.  
 Klamath Falls, Oregon

STATE OF OREGON, } ss.  
 County of Klamath }

I certify that the within instrument was received for record on the 21st day of October, 1969, at 4:23 o'clock P.M., and recorded in book M-69 on page 8987. Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

County Clerk—Recorder

By Hazel Drayton Deputy

FEE \$1.50

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

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