

38375

VO 7170 PAGE 737

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT LEE D. COSART, Jr. and CAROLYN F. COSART, husband and wife, and LARRY C. HEATON and PAMALA A. HEATON, 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 EUGENE BAILIE and MARGARET BAILIE, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

Beginning at a point on the North line of Williams Addition to the City of Klamath Falls, Oregon, which is 7.67 feet S. 89°20' E. along the North line of Block 1-A from the most Northwesterly corner thereof, and running thence N. 31°51' E. 131.04 feet to a point which is on the Westerly line of Pacific Terrace in Hot Springs Addition to the City of Klamath Falls, Oregon; thence S. 20°55' E. along the Westerly line of Pacific Terrace 61.2 feet to a point; thence S. 41°20' W. a distance of 73 feet to a point on the boundary between Hot Springs and Williams Additions; thence continuing S. 41°20' W. a distance of 20.89 feet to a point on the Northeastly line of Alameda Street; thence N. 66°05' W. along said line of Alameda Street 33.45 feet; thence N. 31°51' E. 3.06 feet to the point of beginning, said tract being portions of Lot 15, Block 42, Hot Springs Addition to the City of Klamath Falls, Oregon, and Block 1-A, Williams Addition to the City of Klamath Falls, Oregon.

Subject to: Reservations and restrictions contained in the dedication of Hot Springs and Williams Additions; Easement Agreement, including the terms and provisions thereof, dated January 18, 1960, recorded March 2, 1960, in Volume 319 of Deeds, page 301, Records of Klamath County, Oregon; Trust Deed, including the terms and provisions thereof, to Klamath County Title Company, as trustee for United States National Bank of Oregon, as beneficiary, dated March 1, 1966, recorded March 2, 1966, in Microfilm Records as Document No. 4367, Volume M66 page 1752, 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 \$ 30,500.00
~~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 hand and seal this 22nd day of January, 1970.

Lee D. Cosart, Jr. (SEAL) *Carolyn F. Cosart* (SEAL)
Larry C. Heaton (SEAL) *Pamala A. Heaton* (SEAL)

STATE OF OREGON, County of Klamath) ss. January 28, 1970

Personally appeared the above named ~~Lee D. Cosart, Jr. and Carolyn F. Cosart, husband and wife, and Larry C. Heaton and Pamala A. Heaton, husband and wife,~~

and acknowledged the foregoing instrument to be their voluntary act and deed.
 L.D. Cosart, Jr. & Carolyn F. Cosart personally appeared before me this 26th Day of Jan, 1970 Before me:

Lee Greenfield
 NOTARY PUBLIC for the State of Montana
 Residing at Helena, Montana
 My Commission Expires June 30, 1972

Tom Sloan
 Notary Public for Oregon.
 My commission expires March 3, 1971

After recording return to:

Tom Sloan
 102 So 7th St
 City

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 received for record on the 29th day of January, 1970, at 3:42 o'clock P.M., and recorded in book M-70 on page 131 Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE
 County Clerk-Recorder
 By *Charles T. Neumann* Deputy

FEE \$ 1.50

JAN 29 3 42 PM 1970

JAN 29 3 42 PM 1970

TO HAVE
 the
 3.06
 Hot S
 Addit

together with all
 wise appertaining
 or installed in or
 TO HAVE
 viorship and not as
 This mortgage
 and figures substantial

\$ 1,948.59

Each of the undersigned pr
 and upon the death of any of them,
 with interest thereon at the rate of
 monthly installments, at the
 \$20.00 on the 1st day of
 at any time without penal

interest to be paid
 whole sum hereof, principal and interest, has be
 an attorney shall become immediately due and coll
 suit or action for collection, each of the undersig
 attorney's fees in the appellate also promises
 of survivorship, that is the intention of
 interest shall vest