

38836

20068

VOL. 1770 PAGE 1331

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT

JOSEPH E. RUPP and LOIS J. RUPP, husband

and wife,

hereinafter known as grantor ^s, for the consideration hereinafter stated
 have bargained and sold, and by these presents do grant, bargain, sell and convey unto
 WILLIAM A. DOCKERY and SHIRLEY A. DOCKERY,
 husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

Lot 4 in Block 4 of WEST HILLS HOMES, according to the official
 plat thereof on file in the records of Klamath County, Oregon.

SUBJECT TO: Reservations and restrictions contained in the dedication
 of West Hills Homes, as follows: "said plat being subject to a
 building set-back along all streets and avenues as shown on the
 annexed plat, a five-foot side line set-back along all lots and an
 easement along the back of all lots and the side line of Lots 3 and 4,
 Block 1 as shown on the annexed plat for present and future public
 utilities; said easement to provide ingress and egress for construction
 and maintenance of such utilities with no structures being permitted
 thereon and any plantings being placed thereon at the risk of the
 owner."; and Declaration of Conditions and Restrictions for West
 Hills Homes, dated April 25, 1961, recorded April 25, 1961, in
 Deed Volume 329, page 91, records of Klamath County, Oregon.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 19,250.00.
 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 grantor ^s 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 as 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, grantors have hereunto set their hand ^s and seal ^s
 this 19th day of February 19 70.

Joseph E. Rupp (SEAL)

(SEAL)

Lois J. Rupp (SEAL)

(SEAL)

STATE OF OREGON, County of Klamath) ss. February 19, 19 70

Personally appeared the above named

JOSEPH E. RUPP and LOIS J. RUPP, husband and wife,

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

Before me:

Ernest F. Braden

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 re-
 ceived for record on the 19th day of February
 19 70, at 1:55 o'clock P. M., and recorded in book
 M-70 on page 1331 Record of Deeds of
 said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

By Charles E. Houston County Clerk-Recorder

Deputy

FEE \$ 1.50

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

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