

38981

FEB 26 9 52 AM 1970

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WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT LAURA S. TAYLOR, a single woman,

hereinafter known as grantor, for the consideration hereinafter stated has bargained and sold, and by these presents do es grant, bargain, sell and convey unto HARLAN L. HAMAKER and JOAN A. HAMAKER, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

Lot 22, SCHIESEL TRACTS.

Subject to: Acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder; Contract and/or lien for irrigation and/or drainage; Rules, regulations, liens and assessments of South Suburban Sanitary District; Set back lines, reservations and restrictions as shown on the Dedication accompanying the Plat of SCHIESEL TRACTS, and conditions and restrictions, imposed by instrument, including the terms and provisions thereof, recorded August 14, 1958, in Deed Volume 302 at page 97; Easements and rights of way of record and those apparent on the land, if any; Trust Deed, including the terms and provisions thereof, dated October 3, 1966, recorded October 4, 1966, in Klamath County Record Book M66 at page 9751, executed by grantor to William Ganong, trustee for beneficiary First Federal Savings and Loan Association of Klamath Falls, Oregon, a corporation, 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 \$ 15,500.00.
~~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 grantor do es hereby covenant, to and with the said grantees, and their assigns, that she is the owner in fee simple of said premises; that they are free from all incumbrances, except those above set forth, and that she will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, she ha s hereunto set her hand and seal this 23d day of February, 19 70 .

(SEAL) + Laura S Taylor (SEAL)

(SEAL) (SEAL)

STATE OF OREGON, County of Klamath) ss. February 25th, 19 70.
 Personally appeared the above named Laura S. Taylor, a single woman,

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

Before me:

James D. Bocchi
 Notary Public for Oregon.
 My commission expires 10-25-70

After recording return to:

Mr & Mrs H. L. Hamaker
 5700 Schiesel
 K.F.C.

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 26th day of February, 19 70, at 9:52 o'clock AM, and recorded in book M 70 on page 1531 Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

By Hazel Drayal County Clerk-Recorder

Deputy

FEE \$1.50

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