

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

39779

VOL. 70 PAGE

2440

This Indenture Witnesseth, THAT CHARLES R. ROGERS and EILEEN M. ROGERS,

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 KEEFE WALKER and MARION ROSE WALKER, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

Lots 3 and 4, Block 13, North Klamath Falls, Addition to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the records of Klamath County, Oregon.

Subject to: Easement created by instrument, including the terms and provisions thereof, dated April 24, 1930, recorded in Volume 91 at page 337, Deed Records of Klamath Falls, for sewer over the Southerly part of Lots 3 and 4 in Block 13, being approximately 3 feet North of the South boundary line of said lot.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 1,500.00
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 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, they have hereunto set their hands and seal s
this 24th day of March, 19 70

Charles R. Rogers (SEAL) (SEAL)
Eileen M. Rogers (SEAL) (SEAL)

STATE OF OREGON, County of Klamath) ss. March 25, 19 70

Personally appeared the above named Charles R. Rogers and Eileen M. Rogers,
husband and wife,
and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

William D. Milne
Notary Public for Oregon
My commission expires 11/25/72

After recording, return to:

TRANSAMERICA TITLE INSURANCE CO.
600 MAIN STREET
KLAMATH FALLS, OREGON 97601

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 30th day of March, 1970 at 11:06 o'clock P. M., and recorded in book M 70 on page 2440 Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE
County Clerk-Recorder

By *W. D. Milne* Deputy

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