

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT William B. Applegate and Edith Applegate, 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 William L. Rowland and Marian F. Rowland, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

Lot 59, First Addition to Summers Lane Homes.

Subject to: Contract and/or lien for irrigation and/or drainage; easements and rights of way of record and apparent on the land; easements, restrictions, setback lines and irrigation ditches as shown on the plat and in the dedication of First Addition to Summers Lane Homes; conditions and restrictions imposed by instrument recorded December 12, 1958 in Vol. 307 at page 441 of Klamath County Deed Records; and to mortgage from Timothy Elo Halme and Irene Ruby Halme, husband and wife, to State of Oregon, represented by Director of Veterans' Affairs, recorded February 19, 1960, in Vol. 194 at page 558 of Klamath County Mortgage Records, which grantees hereby expressly assume and agree to pay.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$199,130.60. 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 seals this 27th day of March, 1970.

(SEAL)

William B. Applegate (SEAL)

(SEAL)

Edith M. Applegate (SEAL)

STATE OF OREGON, County of Klamath ss. March 31, 1970.
Personally appeared the above named William B. Applegate and Edith Applegate, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

William B. Applegate
Notary Public for Oregon.
My commission expires 11/20/71

After recording return to:

538 Main
K Falls Ave

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 1st day of April, 1970, at 11:40 o'clock M., and recorded in book M70 on page 2527 Record of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Malone
By Deputy
29

Fee \$1.50

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