

40465

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WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT JAMES W. SMITH and MARTHA P. SMITH, 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 MARK A. HANNA and SUSAN L. HANNA, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

Lot 31 in Block 8 of ELDORADO ADDITION to the City of Klamath Falls, Klamath County, Oregon.

Subject to: Conditions and Restrictions contained in deed dated July 22, 1949, recorded June 9, 1950, in Book 239 at page 370, Deed Records of Klamath County, Oregon; Conditions and Restrictions as shown on the Plat and Dedication of Eldorado Addition; Easement, including the terms and provisions thereof, to The California Oregon Power Company, a California Corporation, dated May 31, 1950, recorded July 17, 1950, in Book 240 at page 308, Deed Records of Klamath County, Oregon; Easement, including the terms and provisions thereof, to The California Oregon Power Company, a California Corporation, dated November 28, 1950, recorded December 1, 1950 in Book 243, page 569, Deed Records of Klamath County, Oregon; Right of Way, including the terms and provisions thereof, granted to The California Oregon Power Company, by instrument dated October 17, 1956, recorded October 23, 1956, in Volume 287 at page 402, Deed Records of Klamath County, Oregon; Trust Deed, including the terms and provisions thereof, dated August 26, 1968, recorded August 27, 1968, in M-68 at page 7745, executed by grantors to William Ganong as trustee for beneficiary First Federal Savings and Loan Association of Klamath Falls, 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 \$17,500.00. 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 hands and seals this 22nd day of April, 1970.

(SEAL)

James W. Smith

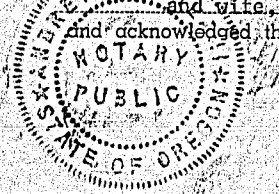
(SEAL)

(SEAL)

Martha P. Smith

(SEAL)

STATE OF OREGON, County of Klamath) ss. April 22, 1970
Personally appeared the above named James W. Smith and Martha P. Smith, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.



Before me:

Andrew A. Silani

Notary Public for Oregon

My commission expires March 13, 1974

After recording return to:

Silani Realty

314 So 7th
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 23rd day of April, 1970 at 4:04 o'clock P.M. and recorded in book M-70 on page 3216 Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

By Charles K. Shostman County Clerk-Recorder

Deputy

FEE \$1.50

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APR 24 10 55 AM 1970

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OFFICE

NOTARY