

40583

VOLUME 3343

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT HOWARD C. HASSETT and MARY A. HASSETT,

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 J. D. STEPHENS and HARRIETT STEPHENS, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

Lot 5, Block 3, CASCADE PARK, Klamath County, Oregon.

Subject to: Acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder; Liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, contracts, easements and water and irrigation rights in connection therewith; Rules, regulations, liens and assessments of South Suburban Sanitary District; Building set-back lines, utility easements, conditions and restrictions of Klamath Irrigation District as set out in the Plat and in the Dedication of Cascade Park, omitting restrictions herein, if any, based on race, color, religion or national origin; Use and building restrictions and conditions, set-back lines and easements as set out in instrument recorded April 24, 1962, in Deed Volume 337 at page 44, and amended by instrument recorded in Deed Volume 353 at page 401; Easement for irrigation ditch to carry water to lands lying Westerly and Southerly of premises, including the terms and provisions thereof, as set out in instrument recorded December 19, 1957 in Deed Volume 296 at page 386.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$2,900.00. 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 owner s 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 ha ve hereunto set their hand s and seal s this 28th day of April, 19 70 .

(SEAL)

Howard C. Hassett

(SEAL)

(SEAL)

Mary A. Hassett

(SEAL)

STATE OF OREGON, County of Klamath) ss. April 28, 19 70 .

Personally appeared the above named Howard C. Hassett and Mary A. Hassett, husband and wife,

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

Before me:

E. Marie Owens
Notary Public for Oregon.
My commission expires Jan. 27, 1973

After recording return to:

Bruce Owens
520 Klamath Ave
OR

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instrument was received for record on the 29th day of April 1970 at 3:18 o'clock P.M., and recorded in book M-70 on page 3343. Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

By *Chapman K. Christman* County Clerk—Recorder
Deputy

FEE \$1.50

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

After Reco
G.E. Rutle
3580 Denver
Klamath Fal

instrument and