

L# 8354

TH 70-565

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WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT JAMES E. CHANEY and WILDA L. CHANEY, 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 ARNOLD G. LANE and VIOLET G. LANE, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

Lot 13 in Block 2 of FIRST ADDITION TO SUNSET VILLAGE, 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 Enterprise 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 and utility easements as set forth in the Plat and Dedication of First Addition to Sunset Village; Set-back lines, conditions and restrictions, including the terms and provisions thereof, as set forth in Declaration recorded March 4, 1969, in M-69 at page 1643, and Amended April 21, 1969, in M-69, page 2838.

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The true and actual consideration paid for this transfer, stated in terms of dollars, is \$23,900.00. 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.

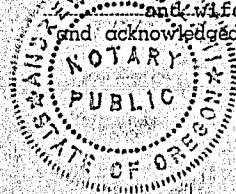
IN WITNESS WHEREOF, they have hereunto set their hands and seals this 28th day of April, 1970.

(SEAL) James E. Chaney (SEAL)

(SEAL) Wilda L. Chaney (SEAL)

STATE OF OREGON, County of Klamath) ss. April 28, 1970.

Personally appeared the above named James E. Chaney and Wilda L. Chaney, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.



Before me:

Andrew L. Silani
Notary Public for Oregon
My commission expires March 13, 1974

After recording return to:

Just Fed
540 Main

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instrument was received for record on the 30th day of April, 1970, at 11:28 o'clock A.M., and recorded in book M-70 on page 3355. Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM D. MILNE

By Charles E. Horstman
County Clerk-Recorder
Deputy

FEE \$1.50

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

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which said rents, issues, and profits, together with the principal, shall be paid to the beneficiary or beneficiaries of the trust, as the same may be determined by the trustee.

This trust shall be in full force and effect from and after the date of the execution of this instrument, and shall continue in full force and effect until the death of the last surviving beneficiary.

The grantor hereby covenants and agrees that the said premises, together with all improvements thereon, shall be held by the trustee for the use and benefit of the beneficiary or beneficiaries of the trust, and that the trustee shall have the right to sell, lease, convey, or otherwise dispose of the said premises, together with all improvements thereon, at any time and from time to time, in order to raise the money necessary to pay the principal and interest of the trust, and to pay the expenses of the trust, and to pay the taxes and assessments on the said premises, together with all improvements thereon, and to pay the costs and expenses of the trustee in the administration of the trust.