

MAY 5 3 30 PM 1970

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

40762

VOL 170 PAGE 3543

This Indenture Witnesseth, THAT EARL G. BEADNELL and TRULA D. BEADNELL, 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. HART and HATTIE M. HART, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

Lot 13, Block 2, and the East 3.5 feet of Lot 12, Block 2, West Hills Homes.

Subject to: Reservations and restrictions contained in the dedication of West Hills Homes; Declaration of Conditions and Restrictions for West Hills Homes, dated April 25, 1961, recorded April 25, 1961, in Deed Volume 329 on page 91, Records of Klamath County, Oregon; Mortgage, including the terms and provisions thereof, dated March 13, 1962, in Mortgage Book 209 at page 255, to Administrator of Veterans' Affairs, records of Klamath County, Oregon, which said Mortgage 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)

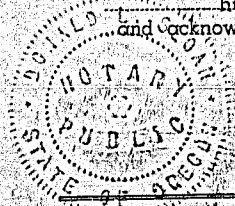
TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantees as an estate by the entirety. And the said grantors do hereby covenant, to and with the said grantees, and their assigns, that they are the owners in fee simple of said premises; that they are free from all incumbrances, 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 27th day of April, 1970.

(SEAL) *Earl G. Beadnell* (SEAL)

(SEAL) *Trula D. Beadnell* (SEAL)

STATE OF OREGON, County of Klamath, ss. April 27, 1970. Personally appeared the above named Earl G. Beadnell and Trula D. Beadnell, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.



Before me:

Donald L. Sloan
Notary Public for Oregon.
My commission expires 3-3-71

After recording return to:
Don Sloan Realtor
107 South 7th
Klamath Falls, Oregon

STATE OF OREGON, }
County of KLAMATH } ss.

I certify that the within instrument was received for record on the 26th day of May, 1970, at 3:30 o'clock P. M., and recorded in book M-70 on page 3543. Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

By *Charles K. Lortimer* County Clerk-Recorder
Deputy

FEE \$1.50

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

VA Form 24-4225e (Home Loan)
July 1964. Use Optional. Section
1810, Title 38, U.S.C. A-
to Federal

MAY 5 3 30 PM 1970

TERRY P. PR
grantor, conveys to G
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