

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

6736

This Indenture Witnesseth, THAT DELBERT L. EAYRS and JOAN K. EAYRS, 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 RALPH C. WILLIAMS and SHERYL L. WILLIAMS, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

Lot 4 in Block 4 of FIRST ADDITION TO SUNSET VILLAGE.

Subject to: 1970-71 real property taxes which are now a lien but not yet payable; Acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder; Contract and/or lien for irrigation and/or drainage; Rules, regulations, liens and assessments of South Suburban Sanitary District; Easements and rights of way of record and those apparent on the land, if any; Reservations, 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 in Deed Volume M-69 at page 2838, recorded April 21, 1969, omitting restrictions herein, if any, based on race, color, religion or national origin; Mortgage, including the terms and provisions thereof, dated April 23, 1970, recorded April 23, 1970, in M-70 at page 3211, to First Federal Savings and Loan Association of Klamath Falls, 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 \$ 23,600.00. 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 on 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 3d day of August, 1970

(SEAL)

Delbert L. Eayrs

(SEAL)

(SEAL)

Joan K. Eayrs

(SEAL)

STATE OF OREGON, County of Klamath) ss. August 6, 1970
Personally appeared the above named Delbert L. Eayrs and Joan K. Eayrs, husband and wife,

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

Before me:

John A. Maass
Notary Public for Oregon
My commission expires July 2, 1974

After recording return to:

Mr. & Mrs. Ralph Williams
3915 Grenada Way
Klamath Falls, Ore. 97601

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

STATE OF OREGON, } ss.
County of Klamath

I certify that the within instrument was received for record on the 7th day of August 1970, at 11:05 o'clock A.M., and recorded in book M-70 on page 6736. Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE
By *Charles F. Heston* County Clerk-Recorder
Deputy

2 FEE \$1.50