

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

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This Indenture Witnesseth, THAT GUY W. CHAMPION and VIRGINIA G. CHAMPION, 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 MELVIN LeROY BUNDY and PHYLLIS JOAN BUNDY, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

The Southerly 72 feet of Lot 11 in Block 89 of BUENA VISTA ADDITION, according to the official plat thereof on file in the records of Klamath County, Oregon.

Subject to: 1970-71 real property taxes which are now a lien but not yet payable; Reservations and restrictions in the dedication of Buena Vista Addition; Easements and rights of way of record and those apparent on the land, if any; Trust Deed, including the terms and provisions thereof, given by grantors to Transamerica Title Insurance Company, as trustee, for United States National Bank of Oregon, as beneficiary, dated June 16, 1969, recorded June 18, 1969 in Mortgage Vol. M-69 at page 4896, records of Klamath County, Oregon, which said Trust Deed, in the unpaid principal balance of \$11,898.83, 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 \$13,350.00. 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 10th day of August, 1970

(SEAL)

(SEAL)

(SEAL)

(SEAL)

STATE OF OREGON, County of Klamath) ss. August 10, 1970
Personally appeared the above named Guy W. Champion and Virginia G. Champion, 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 March 3-1971

After recording return to:
Don Sloan, Notary
107 So. 7th
Klamath Falls, Oregon
97601

STATE OF OREGON,
County of KLAMATH } ss.

I certify that the within instrument was received for record on the 12 day of AUGUST, 1970, at 3:44 o'clock P. M., and recorded in book M 70 on page 6959. Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

By Hazel Duggan County Clerk-Recorder
FEE \$1.50 Deputy

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

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