

A-20411 44100

VOL. 70 PAGE 7262

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT WILLIAM HOWARD MORRIS and VIRGINIA IRENE MORRIS, 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 KENNETH R. OESTREICH and LUCIE OESTREICH, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

Beginning at the most Northerly corner of Lot 10 of Block 16 of FIRST ADDITION to the City of Klamath Falls, Oregon, and running thence in a Southwesterly direction along the Southeasterly line of the alley in said Block, 78.5 feet, more or less, to the retaining wall build upon Lot 9 in said Block, parallel with Ninth Street; thence Southeasterly parallel with the line between Lots 8 and 9 in said Block 16, 50 feet; thence Northeasterly parallel with the first course herein described, 78.5 feet, more or less, to the Southwesterly line of Ninth Street; thence Northwesterly 50 feet to the place of beginning.

Subject to: 1970-71 real property taxes which are now a lien but not yet payable; Trust Deed, including the terms and provisions thereof, given by grantors to Oregon Title Company of Klamath County, as trustee for First National Bank of Oregon as beneficiary, dated June 8, 1964, recorded June 8, 1964, in Mortgage Vol. 223 at page 549, Microfilm records of Klamath County, Oregon, which said Trust Deed 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 \$14,975.00. 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 6th day of August, 1970

(SEAL) *William Howard Morris* (SEAL)

(SEAL) *Virginia Irene Morris* (SEAL)

STATE OF OREGON, County of Klamath, ss. August 11, 1970

Personally appeared the above named William Howard Morris and Virginia Irene Morris, husband and wife,

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

Before me:

Tonald L. Sloan
Notary Public for Oregon.
My commission expires March 3-1971

After recording return to:
Don Sloan, Realtor

107 So. 7th

Klamath Falls, Oregon
97601

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

STATE OF OREGON, }
County of Klamath } ss.

I certify that the within instrument was received for record on the 11th day of August, 1970, at 4:35 o'clock P.M., and recorded in book M 70 on page 7262 Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE
By *Elmer D. Dwyer* Deputy
County Clerk-Recorder

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