

248436 K.L. Co A-20489

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44658

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT JAMES W. HOPE and MOLLIE ANN HOPE, 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 JOHN E. RUSTH and SHAUNA L. RUSTH, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

Tracts 25 and 26 of BAILEY TRACTS, 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; Liens and assessments of Klamath Project and the Enterprise Irrigation District, and regulations, contracts, easements, and water and irrigation rights in connection therewith; Any unpaid charges or assessments of the Enterprise Irrigation District; Rules, regulations, liens and assessments of the South Suburban Sanitary District; Easements and rights of way of record and those apparent on the land, if any.

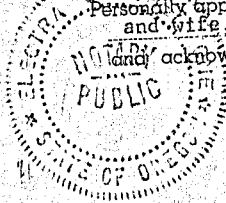
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 14,500.00. However, the actual consideration includes other property which is part of the consideration. (Strike out the above when not applicable)

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 seal this 2nd day of September, 1970.

(SEAL) *James W. Hope* (SEAL)  
(SEAL) *Mollie Ann Hope* (SEAL)

STATE OF OREGON, County of Klamath ) ss. September 6, 1970  
Personally appeared the above named James W. Hope and Mollie Ann Hope, husband and wife,  
and acknowledged the foregoing instrument to be their voluntary act and deed.



Before me:  
*Elnora L. Whitlock*  
Notary Public for Oregon.  
My commission expires 2.19.72

After recording return to:

*540 Main*  
*Klamath Falls, Oregon*  
*97601*

STATE OF OREGON, ) ss.  
County of KLAMATH

I certify that the within instrument was received for record on the 9th day of SEPTEMBER, 1970, at 11:34 o'clock A.M., and recorded in book M.70 on page 7943. Record of Deeds of said County.

Witness my hand and seal of County affixed.

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

30 By *Wm. D. Milne* County Clerk-Recorder  
FEE \$1.50 Deputy

which said described real property...  
each agreement of the grantor hereinafter...  
beneficiary or order and made by...  
October 1, 1970  
\$13,050.00

This trust deed shall further secure...  
herein that the said premises and property...  
The grantor hereby covenants to and with...  
thereof and when due all taxes, assessments and...  
or hereafter constructed on to complete from all...  
promptly and in good construction said premises...  
times incurred which may be deemed to be...  
beneficiary or order and made by...  
herein that the said premises and property...  
The grantor hereby covenants to and with...  
thereof and when due all taxes, assessments and...  
or hereafter constructed on to complete from all...  
promptly and in good construction said premises...  
times incurred which may be deemed to be...  
beneficiary or order and made by...