

6707 70-1302

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY 44673 VOL 70 PAGE 7967

70-1302 This Indenture Witnesseth, THAT HILERY B. WINEBARGER and BETTY S. WINEBARGER, 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 R. HODGE and EUNA FAY HODGE, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

Tracts 3 and 4 of EAST ADDITION TO MALIN, Klamath County, Oregon.

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; Liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, contracts, easements and water and irrigation rights in connection therewith; Easements and rights of way of record and those apparent on the land, if any; Trust Deed, including the terms and provisions thereof, dated August 13, 1962, recorded August 15, 1962, in Mortgage Book 212, page 224, executed by grantors to William Ganong as Trustee for beneficiary First Federal Savings and Loan Association of Klamath Falls, 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 \$7,000.00. 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 2nd day of September, 1970.

(SEAL) Hilery B. Winebarger (SEAL)

(SEAL) Betty S. Winebarger (SEAL)

STATE OF OREGON, County of Klamath) ss. September 8, 1970.
Personally appeared the above named Hilery B. Winebarger and Betty S. Winebarger, husband and wife,

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

Before me:

Notary Public for Oregon.
My commission expires May 18, 1974

After recording return to:

STATE OF OREGON,

County of KLAMATH } ss.

I certify that the within instrument was received for record on the 9th day of September, 1970, at 3:45 o'clock P.M., and recorded in book M-70 on page 7967. Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM D. MILNE

By Charles K. Houston Deputy

FEE \$1.50

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

FFS

53

SEP 9 3 45 PM 1970

Dollars.

and to secure
others having
ness is evident
any payment on
The mortgage
with less pay
mortgages. The
loss or damage
of the mortgage
policy
repaid. The mortgagor
of construction or
this mortgage or
also include