

45114

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## WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

20-1322 This Indenture Witnesseth, THAT JAMES ELMER BALSIGER and SANDRA L. BALSIGER, 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 EMMETT E. CULPEPPER and SHIRLEY J. CULPEPPER, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

Lot 6 in Block 1 of FIRST ADDITION TO WINEMA GARDENS.

Subject to: 1970-71 real property taxes which are now a lien but not yet payable; 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; Trust Deed, including the terms and provisions thereof, dated June 1, 1967, recorded June 2, 1967 in Mortgage Volume M-67 at page 4103, to William Ganong, 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; Reservations, restrictions, conditions, easements and setback lines as shown on the plat and in the dedication of of First Addition to Winema Gardens, omitting restrictions herein, if any, based on race, color, religion or national origin.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$21,500.00. 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 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 11th day of September, 1970

(SEAL) James Elmer Balsiger (SEAL)

(SEAL) Sandra L. Balsiger (SEAL)

STATE OF OREGON, County of Klamath ) ss. September 15, 1970

Personally appeared the above named James Elmer Balsiger and Sandra L. Balsiger, 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 7-2-74

After recording return to:

Mr. & Mrs. E. Culpepper  
1735 Churchill Way  
Klamath Falls, Ore. 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 24 day of September, 1970, at 3:12 o'clock P.M., and recorded in book M-70 on page 8515. Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

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

\$ 3,019.42

Each of the undersigned

and upon the death of any

Three Thousand

monthly with interest thereon at the

October 15, 1970

thereafter;

Interest to be paid with principal

whole sum hereof, principal and

interest shall become immediately

an attorney for collection, each

suit or action is filed hereon, also

appeal is taken from any decision

attorney's fees in the appellate court

It is the intention of the

of survivorship, that is: on the

interest shall vest absolutely in the