

45611

VOL. M70 PAGE 9074

## WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT PHILIP GORI, JR. and EDNA L. GORI, 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 R. HAWKINS and MARY K. HAWKINS, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

Lot 40 in PIEDMONT HEIGHTS.

Subject to: 1970-71 real property taxes which are now a lien but not yet payable; any charges or assessments which may be levied by Skyline View District Improvement Company; Reservations and restrictions set forth in Deed dated February 5, 1958, recorded February 6, 1959, in Deed Volume 297 at page 317; Easements and rights of way of record and those apparent on the land, if any; Trust Deed, including the terms and provisions thereof, dated May 1, 1970, recorded May 11, 1970, in M-70 at page 3729, executed by grantors to Transamerica Title Insurance Co., trustee for beneficiary Equitable Savings and Loan Association, 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 \$24,701.78. 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 seals this 29th day of September, 1970.

(SEAL)

(SEAL)

(SEAL)

(SEAL)

STATE OF OREGON, County of Klamath ) ss. October 8th, 1970

Personally appeared the above named Philip Gori, Jr. and Edna L. Gori, 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. &amp; Mrs. John R. Hawkins

1434 Johnson

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 9th day of October, 1970, at 11:00 o'clock A.M., and recorded in book M70 on page 9074. Record of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

By Cynthia R. Anger Deputy

Fee \$1.50

OCT 12 11 55 AM 1970

OCT 9 11 55 AM 1970

OCT 9 11 55 AM 1970

and rep...  
not to co...  
nanner...  
destroyed...  
tions and...  
in ex...  
Code...  
proper pub...  
by filing...  
beneficiary...  
1. To...  
now or here...  
and such oth...  
an amount not...  
companies acc...  
policies of insur...  
if the grantor...  
delive said poli...  
tion of any poli...  
the beneficiary...  
collected under...  
ciary upon any in...  
may determine, or...  
any part thereof, or...  
not cure or waive...  
act done...  
5. To keep...  
taxes, assessments...  
against said prop...  
charges become past...  
to beneficiary; should...  
ments, insurance, rent...  
by direct payment...  
make such...  
and the amount so...  
hereby, together with...  
trust deed, shall be ad...  
covenants hereof and...  
erty hereof.