

48378
70-1629

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WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT Jimmie Lee Hargrove and Sharon Lee Hargrove, 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 Donald R. Keller and Joan R. Keller, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

Lot 2 in Block 5 of SECOND ADDITION TO SUNSET VILLAGE,

Subject to contract and/or lien for irrigation and/or drainage; easements and rights of way of record or apparent on the land; rules, regulations and assessments of South Suburban Sanitary District; restrictions, setback lines and utility easements set forth in dedication of Second Addition to Sunset Village; and to Declaration of Conditions and Restrictions set forth in instrument recorded April 8, 1970 in M-70 at page 2738.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$21,800.00.
~~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 as 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 21st day of January 1971.

(SEAL) *Jimmie Lee Hargrove* (SEAL)

(SEAL) *Sharon Lee Hargrove* (SEAL)

STATE OF OREGON, County of Klamath) ss. January 21, 1971

Personally appeared the above named Jimmie Lee Hargrove and Sharon Lee Hargrove, husband and wife,

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

Before me:

Carl V. McDonald
Notary Public for Oregon.
My commission expires April 14, 1971

After recording return to:

STATE OF OREGON,
County of Klamath } ss.

I certify that the within instrument was received for record on the 22nd day of January 1971, at 3:54 o'clock P.M., and recorded in book M71 on page 613 Record of Deeds of said County.

Witness my hand and seal of County affixed.

By *Wm. D. Milne* County Clerk-Recorder
Deputy

Fee \$1.50

Return to:
GANONG, GANONG & GORDON
First Federal Building
Klamath Falls, Oregon 97601

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