

70-1596

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WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT JOE JACK HUFFMAN and HELEN A. HUFFMAN, 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 STANLEY LARSON and EUNICE LARSON husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

Lot 4 in Block 1 of HOMELAND TRACTS, EXCEPTING THEREFROM that portion conveyed to the State of Oregon by and through its State Highway Commission in Deed recorded June 25, 1964, in Deed Vol. 354, page 123.

SUBJECT TO: Acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder; Liens and assessments of Klamath Project and Enterprise Irrigation District and regulations, contracts, easements, and water and irrigation rights in connection therewith; Regulations, liens, assessments, and laws relating thereto of South Suburban Sanitary District; Rights of way for irrigation and drainage ditches as shown on the plat and Dedication of said Homeland Tracts; Reservations, exceptions, and restrictions in Deed recorded Aug. 3, 1943, in Deed Book 158 at page 211 and also in Deed recorded May 8, 1947, in Deed Book 206 at page 111; Limited access in Deed to State of Oregon recorded June 25, 1964, in Deed Vol. 354 at page 123.

ALSO SUBJECT TO: Mortgage recorded March 5, 1968, in M-68 at page 1835, to Equitable Savings and Loan Association, which mortgage grantees assume and agree to pay.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 18,750.00.

~~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 out, and that they will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, grantors have hereunto set their hands and seals this 26th day of October 19 70.

(SEAL)

(SEAL)

(SEAL)

(SEAL)

STATE OF OREGON, County of Klamath) ss. October 27th, 19 70

Personally appeared the above named JOE JACK HUFFMAN and HELEN A. HUFFMAN, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

John C. Maass
Notary Public for Oregon.
My commission expires 7-2-74

After recording return to:

TRANSAMERICA TITLE INSURANCE CO.
600 MAIN STREET
KLAMATH FALLS, OREGON 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 28th day of January, 1971, at 3:45 o'clock P. M., and recorded in book M71 on page 772. Record of Deeds of said County.

Witness my hand and seal of County affixed.

By Wm. D. Miles County Clerk-Recorder
By Agatha Campbell Deputy

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Fee \$1.50

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