

A-20790

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WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT DONALD R. CRANE and CAROL A. CRANE, 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 H. DEAN MASON and JOAN C. MASON, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

Lot 11, Block 37, HOT SPRINGS ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the records of Klamath County, Oregon.

Subject to: Trust Deed, including the terms and provisions thereof, given by grantors to William Ganong as Trustee for First Federal Savings and Loan Association of Klamath Falls, as Beneficiary, dated and recorded May 25, 1967, in Mortgage Volume M-67 at page 3914, Records of Klamath County, Oregon, 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 \$17,500.00. 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 as above stated, 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 February, 1971.

(SEAL) *Donald R. Crane* (SEAL)

(SEAL) *Carol A. Crane* (SEAL)

STATE OF OREGON, County of Klamath) ss. February 20, 1971

I, Personally appeared the above named Donald R. Crane and Carol A. Crane, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Donald Sloan
Notary Public for Oregon.
My commission expires March 3-1971

After recording return to:

Don Sloan
107 S. 7th City

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 2th day of MARCH, 1971, at 4:28 o'clock PM., and recorded in book M-71 on page 2017 Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE
By *Harold Duggal* County Clerk-Recorder
Deputy

FEE \$1.50

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