

5-216 49715

2190
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WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT GERALD N. PATCHEN and BOBBIE J. PATCHEN,

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 DONN JAMES FAULKNER and SHERRILL A. FAULKNER, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

Lot 13 in Block 40 HOT SPRINGS ADDITION to the City of Klamath Falls, Klamath County, Oregon.

Subject to: Trust Deed, including the terms and provisions thereof, dated February 29, 1968, recorded March 1, 1968 in M-66 at page 1729, executed by grantors to First Federal Savings and Loan Association of Klamath Falls, Oregon, as Beneficiary, 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 \$ 22,700.00
~~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 owner s 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 hand s and seal s this 23d day of February, 19 71

(SEAL) *Gerald N. Patchen* (SEAL)
(SEAL) *Bobbie J. Patchen* (SEAL)

STATE OF OREGON, County of Klamath) ss. MARCH 12 19 71
Personally appeared the above named Gerald N. Patchen and Bobbie J. Patchen, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: *E. Phillip C. C. C.*
Notary Public for Oregon.
My commission expires 5/19/73

After recording return to:
Al Schmeck Realtor
114 No 7th St. 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 12th day of March 19 71, at 3:52 o'clock P.M., and recorded in book M71 on page 2190 Record of Deeds of said County.
Witness my hand and seal of County affixed.
Wm. D. Milne
By *Alice C. Leque* County Clerk-Recorder
Deputy
Fee \$1.50

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