

49744

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28-260

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT ROGER C. LANG and MARY ALICE LANG, 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 DAVID L. EZELL and ALLURA JEAN EZELL, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

The West half of Lots 42, 43, 44, 45, 46, 47 and 48 in Block 11, ST. FRANCIS PARK, Klamath County, Oregon.

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; Rules, regulations, liens and assessments of South Suburban Sanitary District; Reservations as set forth in the dedication of St. Francis Park; Trust Deed, including the terms and provisions thereof, dated July 2, 1964, recorded July 7, 1964, in Book 224, page 318, Mortgage Records, executed by grantors to Oregon Title Company, trustee for beneficiary First National Bank of 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 \$ 14,637.74. 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 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 hand s and seal s this 8th day of March, 1971.

(SEAL) *Roger C. Lang* (SEAL)

(SEAL) *Mary Alice Lang* (SEAL)

STATE OF OREGON, County of Baker ) ss. March 5, 1971.

Personally appeared the above named Roger C. Lang and Mary Alice Lang, husband and wife,

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

Before me,

*Paul G. Hummer*  
Notary Public for Oregon. NOTARY PUBLIC FOR OREGON  
My commission expires MY COMMISSION EXPIRES MAY 15, 1974

After recording return to:

*Mr & Mrs. David Ezell*  
*4680 Boardman St.*  
*Klamath Falls, Ore.*

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 15th day of March, 1971, at 4:06 o'clock P.M., and recorded in book M 71 on page 2209. Record of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne  
By *Alise C. Rogers* County Clerk—Recorder

Fee \$1.50

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grantor will warrant a  
ful claims and demands  
The true and actual  
However, the actual  
part of the consideration  
In construing this d  
WITNESS grantor