

28-514
WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

51322

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This Indenture Witnesseth, THAT BILLY J. HELTON and RUTH N. HELTON, husband and wife, hereinafter known as grantor s, for the consideration hereinafter stated have bargained and sold, and by these presents do grant, bargain, sell and convey unto PHILIP E. HODGE and M. LYNN HODGE, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

Lot 12 of SUMMERS HEIGHTS.

Subject to: Acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder; Liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, contracts, easements, and water and irrigation rights in connection therewith; Rules, regulations, liens and assessments of South Suburban Sanitary District; Water Contract Agreement, including the terms and provisions thereof, recorded July 12, 1927 in Volume 76 at page 116, Deed Records of Klamath County, Oregon; Agreement, including the terms and provisions thereof, recorded July 11, 1950, in Book 240 at page 150, Deed Records of Klamath County, Oregon, (concerns Park in area); Recitals, including the terms and provisions thereof, as set out in the Dedication of said Summers Heights; Easements and right of way, including the terms and provisions thereof, granted to The California Oregon Power Company, recorded January 19, 1955 in Book 271, page 572, and recorded July 24, 1933, in Volume 101 at page 274, Deed Records of Klamath County, Oregon; Reservations and restrictions including the terms and provisions thereof, as shown in deed recorded Sept. 23, 1958 in Volume 304 at page 6, Deed Records of Klamath County, Oregon, omitting restrictions herein if any, based on race, color, religion or national origin.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 18,300.00
~~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 an estate by the entirety. And the said grantor s 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 ha ve hereunto set their hands and seals
this 3d day of May, 1971
(SEAL) *Billy J. Helton* (SEAL)
(SEAL) *Ruth N. Helton* (SEAL)

STATE OF OREGON, County of Klamath) ss. May 19 71
Personally appeared the above named Billy J. Helton and Ruth N. Helton, husband and wife,

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

Before me:

Donna H. Jones
Notary Public for Oregon.
My commission expires April 12, 1975

After recording return to:

United States National Bank of Oregon

740 Main Street
Klamath Falls, Oregon
Attn: Jean Eisner

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 5th day of May 1971 at 4:17 o'clock P. M., and recorded in book M71 on page 3986 Record of Deeds of said County.

Witness my hand and seal of County attixed.

Wm. D. Milne

By *Cynthia A. Milne* County Clerk-Recorder
Deputy

Fee \$1.50

Together with all
wise appertaining
hereinafter given
TO HAVE
does not exceed the
For the sum of \$
of the sum of \$
of principal and int.
May