

51497

VOL. M71 PAGE 4148

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT ERNEST W. BOLINGER, JR. and EVELYN S. BOLINGER,

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 REGINALD W. POWELL and LINDA J. POWELL, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

The Westerly 95 feet of Lot 20, Block 5, DIXON ADDITION, Klamath Falls, Oregon, according to the official plat thereof on file in the records of Klamath County, Oregon.

Subject to: Easement for use of hot water well, including the terms and provisions thereof, recorded August 23, 1940, Volume 131, page 347, Deed Records of Klamath County, Oregon; Trust Deed, including the terms and provisions thereof, for First National Bank of Oregon, beneficiary, recorded Sept. 9, 1965, Volume M-65, page 1544 of Mortgages, Microfilm 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 \$16,400.00. 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 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 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 hands and seals this 6th day of May, 1971

(SEAL)

(SEAL)

STATE OF OREGON, County of Klamath

Personally appeared the above named Ernest W. Bolinger, Jr. and Evelyn S. Bolinger, husband and wife,

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

Before me:

*Allen M. Brink*  
Notary Public for Oregon.  
My commission expires October 25, 1974

After recording return to:

*Gambel & Company*  
636 Pine Street

Klamath Falls, Oregon  
97601

From the Office of  
GAMONG, GAMONG & GORDON  
First Federal Building  
Klamath Falls, Oregon 97601

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 10th day of May 1971, at 3:02 o'clock P. M., and recorded in book M71 on page 4148 Record of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

By *Cynthia Campbell*County Clerk-Recorder  
Deputy

Fee \$1.50