

28-581  
WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

51771

VOL. M71 PAGE 4458

This Indenture Witnesseth, THAT HARLEY R. PEPPERS and ALICE P. PEPPERS, 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 AUGUSTINE THOMAS PELOS and JUDITH ANN PELOS, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

The West 40 feet of Lots 3 and 30 and vacated alley between said lots in ROSELAWN, Subdivision of Block 70 of BUENA VISTA ADDITION to the City of Klamath Falls, Klamath County, Oregon.

SUBJECT TO: Easement, including the terms and provisions thereof, to The California-Oregon Power Company recorded April 18, 1927 in Volume 75 at page 399, Deed Records of Klamath County, Oregon; Easements and rights of way for sanitary sewers, storm sewers, water lines and water mains and utility pole lines as set forth in City Ordinance No. 4289, recorded January 14, 1949, in Volume 228 at page 58, Deed Records of Klamath County, Oregon; Easement, including the terms and provisions thereof, for common driveway recorded March 2, 1969, in Volume M-69 at page 2051.

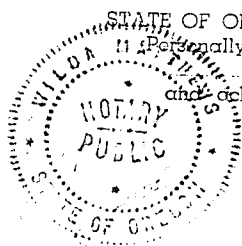
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 11,800.00  
~~However, the actual consideration includes other property which is part of the consideration.~~  
(Strike out the above when not applicable)

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 5th day of May, 1971

(SEAL) *Harley R. Peppers* (SEAL)  
(SEAL) *Alice P. Peppers* (SEAL)

STATE OF OREGON, County of Klamath ) ss.  
I, Notary Public for Oregon, do hereby certify that personally appeared the above named Harley R. Peppers and Alice P. Peppers, husband and wife, and they acknowledged the foregoing instrument to be their voluntary act and deed.



Before me:

*Willa Matthews*  
Notary Public for Oregon.  
My commission expires May 23 1974

After recording return to:  
*U.S. Bank*  
*S. C. #1 Branch*  
*City*

STATE OF OREGON,  
County of Klamath ) ss.

I certify that the within instrument was received for record on the 17th day of May 1971, at 4:05 o'clock P.M., and recorded in book M71 on page 4458 Record of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne  
By *Cynthia D. Milne* County Clerk-Recorder  
Deputy

Fee \$1.50

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

Together with all  
wise appertaining  
hereinafter given to  
TO HAVE AND  
does not exceed three  
FOR THE PURPOSE  
of the sum of \$11,800.00  
May 21, 1971  
of principal and interest  
June 1, 2001  
1. Privilege  
the principal