

53703

6640

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT FRANK BUNNELL and BETTY JANE BUNNELL, 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 CLOVIS C. McELYEA and MIGNON McELYEA, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

The rectangular Northwesterly 90 feet of Lot 1, and a rectangular strip 12½ feet in width by 90 feet in length adjacent thereto on the Northeasterly side of Lot 2, in Block 18 of Hot Springs Addition to the City of Klamath Falls, Oregon.

Subject to: 1970-71 real property taxes which are now a lien but not yet payable; Right of way over the Southwesterly 5 feet of said 12½ feet by 90 feet for driveway purposes; Right of Way Agreement, including the terms and provisions thereof, dated April 27, 1950, recorded February 2, 1954, in Misc. Volume 11 at page 310, Records of Klamath County, Oregon; Easements and rights of way of record and those apparent on the land, if any.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$3,500.00. 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 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 29th day of September, 1970

(SEAL)

Frank Bunnell (SEAL)

(SEAL)

Betty Jane Bunnell (SEAL)

STATE OF OREGON, County of Klamath

) ss.

Sept. 29, 1970

Personally appeared the above named Frank Bunnell and Betty Jane Bunnell, husband

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

Before me:

W. D. Matthews

Notary Public for Oregon. My commission expires Dec 23 1974

After recording return to:

Federal

540 Main

City

STATE OF OREGON,

County of Klamath

) ss.

I certify that the within instrument was received for record on the 25th day of June 1971 at 4:20 o'clock P.M. and recorded in book M 71 on page 6640 Record of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

By Alice C. Regan County Clerk—Recorder Deputy

Fee \$1.50

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

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FORM No. 690-1967

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