

A-21174

54794

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WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT JOSEPH F. CARAHER and MARCELLA M. CARAHER, hus-

band 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 THOMAS J. MONTEROSSO and JEAN E. MONTEROSSO, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

The Northeasterly 50 feet of Lots 12 and 13 in Block 36 of HOT SPRINGS ADDITION to the City of Klamath Falls, Oregon, more particularly described as follows: Beginning at the most Northerly corner of Lot 12, Block 36, Hot Springs Addition to the City of Klamath Falls, Oregon; thence Southeast-erly parallel to Eldorado Avenue 100 feet; thence Southwest-erly at right angles to Eldorado Avenue 50 feet; thence North-esterly parallel to Eldorado Avenue 100 feet; thence North-esterly at right angles to Eldorado Avenue 50 feet to the place of beginning.

Subject to: Reservations and restrictions in the dedication of Hot Springs Addition; Taxes for fiscal year commencing July 1, 1971, which are now a lien but not yet payable; and to a Trust Deed, including the terms and provisions thereof, to First National Bank of Oregon, Portland, beneficiary, re-corded Sept. 5, 1962, in Mortgage Volume 212, page 462, 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 \$16,000.00
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 seal s
this 22nd day of July, 1971

Joseph F. Caraher (SEAL) (SEAL)
Marcella M. Caraher (SEAL) (SEAL)

STATE OF OREGON, County of Klamath) ss.
Personally appeared the above named Joseph F. Caraher and Marcella M. Caraher,
husband and wife,
and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Jack C. Morgan
Notary Public for Oregon
My commission expires Feb 7, 1975

After recording return to:
Thomas J. Monterosso
1918 *Maryaneta*
Klamath Falls, Oregon
97601

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 re-
ceived for record on the 28th day of July
1971, at 4:00 o'clock P. M., and recorded in book
M. 71 on page 7922 Record of Deeds of
said County.

Witness my hand and seal of County affixed.

Wm. D. Milne
By *Alvin C. Fugate* County Clerk-Recorder
Deputy
Fee \$1.50

STATE OF
Filed for
this 28
Vol. M

Fee \$1

STATE OF
Perso
and
OFFICE