

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT Melvin L. Stewart and Mary Lou Stewart, 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 William O. Swanson and Charlotte Ann Swanson, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

933

Lot 11 in Block 4 of SECOND ADDITION TOSUNSET VILLAGE.

Subject to: Acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder; Liens and assessments of Klamath Project and Enterprise Irrigation District, and regulations, contracts, easements, water and irrigation rights in connection therewith; Rules, regulations, liens and assessments of South Suburban Sanitary District; Restrictions, set-back lines and utility easements as set forth in the Plat and Dedication of Second Addition to Sunset Village; Declaration of Conditions and Restrictions, including the terms and provisions thereof, as set forth in instrument recorded April 8, 1970, in M-70 at page 2738, omitting restrictions herein if any, based on race, color, religion or national origin; and to real property taxes for fiscal year commencing July 1, 1971, which are now a lien but not yet payable.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$29,225.00. 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 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 have hereunto set their hands and seals this 15th day of July, 1971

(SEAL) *Melvin Stewart* (SEAL)

(SEAL) *Mary Lou Stewart* (SEAL)

STATE OF OREGON, County of Klamath ) ss. July 15, 1971

Personally appeared the above named Melvin L. Stewart and Mary Lou Stewart,

husband and wife,

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

Before me:

*E. Richard Kaden*  
Notary Public for Oregon  
My commission expires 5/19/73

After recording return to:

*Local*  
*Chas. Harris*  
*City*

STATE OF OREGON,

County of Klamath ) ss.

I certify that the within instrument was received for record on the 30 day of July, 1971, at 11:22 o'clock A.M., and recorded in book M71 on page 8013. 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

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

July 30, 1971 12:25 P.M.

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