

54975

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

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This Indenture Witnesseth, THAT LEE D. COSART, JR. and CAROLYN F. COSART, 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 NORMAN E. BLINSTRUB and SUZANNE M. BLINSTRUB, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

(P) All of Lot 4 and the Northwesterly 25 feet of the Northeasterly 100 feet of Lot 5 in Block 18 of HILLSIDE ADDITION to the City of Klamath Falls, Klamath County, Oregon.

Subject to: Taxes for fiscal year commencing July 1, 1971, which are now a lien but not yet payable; Building reservations and restrictions by The Klamath Development Co., as set out in Deed recorded in Deed Volume 83 at page 90, Records of Klamath County, Oregon; Mortgage, including the terms and provisions thereof, recorded May 7, 1965, in Mortgage Volume 230 at page 239, executed by grantors to Commonwealth, Inc., which said mortgage was assigned to ICOA Life Insurance Co. by instrument recorded May 21, 1965, in Mortgage Volume 230 at page 349, and which said mortgage was re-assigned to Executive Life Insurance Co. by instrument recorded January 24, 1968, in M-68 at page 568, and which said mortgage 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 \$30,000.00. 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 seals this 22nd day of July, 1971.

Lee D. Cosart, Jr. (SEAL) *Carolyn F. Cosart* (SEAL)

STATE OF OREGON County of Lewis and Clark) ss. 23rd July 1971
Personally appeared the above named Lee D. Cosart, Jr. and Carolyn F. Cosart, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Eva C. Purrier
Notary Public for Oregon, Montana
My commission expires July 12, 1974
Residing at Helena, Montana

After recording return to
Norman Blinstrub
1320 Pacific Terrace
Kl. Falls

STATE OF OREGON, County of Klamath ss.

I certify that the within instrument was received for record on the 3rd day of August 1971, at 11:25 o'clock A. M., and recorded in book M-1 on page 8128. Record of Deeds of said County.

Witness my hand and seal of County affixed.

By *Wm. D. Milne* County Clerk—Recorder
Deputy
Fee \$1.50

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