

SEP 27 10 54 AM 1971

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M71

10214

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT ANDREW D. HARKEY and PHYLLIS M. HARKEY, 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 JAMES A. HAYES and JORDYS G. HAYES, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

26 Lot 3, Block 6 of SECOND ADDITION TO SUNSET VILLAGE.

Subject to: Taxes for fiscal year commencing July 1, 1971, which are now a lien but not yet payable; 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 as set forth in instrument recorded April 8, 1970, in M-70 at page 2738; Mortgage, including the terms and provisions thereof, recorded April 30, 1971, in M-71 at page 3847, to Equitable Savings and Loan Association, 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 \$ 31,950.00. 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 11th day of August, 1971.

(SEAL) Andrew D. Harkey (SEAL)

(SEAL) Phyllis M. Harkey (SEAL)

STATE OF OREGON, County of Klamath) ss. August 11, 1971
Personally appeared the above named Andrew D. Harkey and Phyllis M. Harkey, husband and wife,

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

TERRENCE E. JENNESS
NOTARY PUBLIC-OREGON
My Commission Expires

Before me:
Terrence E. Jenness
Notary Public for Oregon.
My commission expires 7-21-75

After recording return to:

James A. Hayes
3929 Coronado Way
Klamath Falls, Ore

STATE OF OREGON,
County of Klamath } ss.

I certify that the within instrument was received for record on the 27th day of Sept. 1971, at 10:59 o'clock A. M., and recorded in book M71 on page 10214. Record of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

By Cynthia Hoffmann County Clerk-Recorder
Deputy

Fee \$1.50

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