

A-21378

57315

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WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT LLOYD W. HERBERS and DONNA J. HERBERS, 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 LOWELL R. SHARP and MARY JO SHARP, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

Lot 1 in Block 2 of FIRST ADDITION TO WINEMA GARDENS, according to the official plat thereof.

Subject to: Taxes for fiscal year commencing July 1, 1971, which are now a lien but not yet payable; Rules, regulations, liens and assessments of South Suburban Sanitary District; Reservations and restrictions in deed recorded July 13, 1951, in Deed Vol. 248, page 397, Records of Klamath County, Oregon; Reservations and restrictions contained in the dedication of First Addition to Winema Gardens; Trust Deed for First National Bank of Oregon, as beneficiary, recorded October 21, 1966, in Microfilm Records, Vol. M66, page 10191, 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 \$ 22,400.00. 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 this 5th day of October, 1971 their hands and seals

*Lloyd W. Herbers* (SEAL) *Donna J. Herbers* (SEAL)

STATE OF OREGON, County of Jackson ) ss. October 11, 1971  
Personally appeared the above named Lloyd W. Herbers and Donna J. Herbers, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

*Rita L. Hunt*  
Notary Public for Oregon.  
My commission expires 10-15-73

STATE OF OREGON,  
County of Klamath } ss.

I certify that the within instrument was received for record on the 12 day of OCTOBER 1971, at 4:03 o'clock P.M., and recorded in book M 71 on page 10769 Record of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. MEINE  
By *Hazel Duagel* County Clerk-Recorder  
Deputy

FEE \$1.50

After recording return to:  
*Lowell R. Sharp*  
1762 Showna Court  
Klamath Falls, Oregon  
97601

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

OCT 12 4:03 PM 1971