

57945

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

Vol. M71 Page 11435

This Indenture Witnesseth, THAT WESLEY A. RUTLEDGE,

hereinafter known as grantor, for the consideration hereinafter stated  
 has bargained and sold, and by these presents does grant, bargain, sell and convey unto  
 EARNEST J. JOHNSON and CECILIA JOHNSON,  
 husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

Lot 2 in Block 3 of KELENE GARDENS.

Subject to: Taxes for fiscal year commencing July 1, 1971, which are now a lien but not yet payable; Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District; Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District; Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin as shown on the recorded plat of Kelene Gardens; Trust Deed, for beneficiary, Commonwealth, Inc., recorded Dec. 12, 1967, in M-67 at page 9647, which said Trust Deed was assigned to Federal National Mortgage Association by instrument recorded Feb. 2, 1968, in M-68, page 828, 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 \$ 17,135.00  
 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 grantor does hereby covenant, to and with the said grantees, and their assigns, that he is the owner in fee simple of said premises; that they are free from all incumbrances, except those above set forth, and that he will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, he has hereunto set his hand and seal  
 this 7th day of October, 1971

(SEAL) *Wesley A. Rutledge* (SEAL)

(SEAL) (SEAL)

STATE OF OREGON, County of Deschutes ) ss. October 20, 1971

Personally appeared the above named Wesley A. Rutledge,

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

Before me:

*Mary D. Lawrence*  
 Notary Public for Oregon.  
 My commission expires 10-13-74

After recording return to:

*E. Johnson*  
 4032 Kelley Dr  
 R. Falls, Ore

STATE OF OREGON,

County of Klamath ) ss.

I certify that the within instrument was received for record on the 2nd day of November, 1971, at 11:16 o'clock A.M., and recorded in book M-71 on page 11435. Record of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

By *Capital* Deputy

Fee \$1.50

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

FORM 1967

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Charles V. Sh

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Exhibit

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