

58154

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WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT Richard C. Jageman and Kumiko Jageman, 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 Joseph M. Cogdill and Jeannine E. Cogdill, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

Lot 2 in Block 7 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; Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District; Regulations, including levies, liens, assessments, rights of way and easements of the 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, omitting restrictions herein, if any, based on race, color, religion or national origin; Declaration of conditions and restrictions as set forth in instrument recorded April 8, 1970, in M-70, page 2738, omitting restrictions herein, if any, based on race, color, religion or national origin.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 24,500.00
However, the actual consideration includes those payments which are paid at the time of recording.
(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 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 hand and seal this 20th day of October, 1971.

(SEAL) *X Richard C. Jageman* (SEAL)

(SEAL) *X Kumiko Jageman* (SEAL)

NORTH DAKOTA,
STATE OF ~~OREGON~~ County of Grand Forks) ss. October 20, 1971
Personally appeared the above named Richard C. Jageman and Kumiko Jageman,
husband and wife,
and acknowledged the foregoing instrument to be their voluntary act and deed.

WAYNE W. WESTLUND
Notary Public, Grand Forks County, N. Dak.
My Commission Expires SEPT. 10, 1972

Before me:
Wayne W. Westlund
Notary Public for ~~Grand Forks~~ North Dakota
My commission expires

After recording return to:

J. M. Cogdill
3913 Coronado Way
Kl. Falls

STATE OF OREGON,
County of Klamath } ss.

I certify that the within instrument was received for record on the 9th day of November 1971, at 10:59 o'clock A. M., and recorded in book M-71 on page 11699. Record of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

By *Cynthia Campbell* County Clerk-Recorder
Deputy

From the Office of
GANONG, GORDON & SISEMORE
538 Main Street
Klamath Falls, Oregon 97601

Fee \$1.50

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