

59805

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WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT Abraham R. P. Karratti and Clarice V. Karratti, 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 Harold E. Reed and Sharon Reed, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

Lot 6 in Block 3 of FIRST ADDITION TO SUNSET VILLAGE.

Subject to: 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, but omitting restrictions, if any, based on race, color, religion or national origin as shown on the recorded plat of First Addition to Sunset Village; Conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument recorded March 4, 1969 in Book M-69 at page 1643, and amended in Book M-69 at page 2838, recorded April 21, 1969, Need Records.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$21,450.00. 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 seal this 24th day of December, 1971

(SEAL)

(SEAL)

STATE OF OREGON, County of Klamath, ss. December 24, 1971
Personally appeared the above named Abraham R. P. Karratti and Clarice V. Karratti, 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

STATE OF OREGON,

County of Klamath, ss.

I certify that the within instrument was received for record on the 27th day of December, 1971, at 11:43 o'clock A.M., and recorded in book on page 13562. Record of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

By

County Clerk-Recorder

Deputy

Fee \$1.50

From the Office of
GANNON, GORDON & SISEMORE

538 Main Street
Klamath Falls, Oregon 97601

TERRENCE E. JENNESS
NOTARY PUBLIC-OREGON
My Commission Expires

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together with the tenement with the premises; electric ventilating, water and irrigation coverings, built-in stoves, installed in or on the premises, replacements of any one or land, and all of the rents, to secure the payment of \$19,300.00, and

I promise to pay to the Initial disbursement by the States at the office of the Director \$124.00 per month successive year on the premises and advances shall be fully paid principal. The due date of the last payment in the event of transfer of the balance shall draw interest. This note