

60499

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WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT HAARBY B. BECHEN and HELEN S. BECHEN

hereinafter known as grantor, for the consideration hereinafter stated have bargained and sold, and by these presents do grant, bargain, sell and convey unto DONALD M. FERREIRA and ROBIN L. FERREIRA husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

The Easterly 141 feet of Tract 88 and the Easterly 141 feet of the Southerly 25 feet of Tract 89 of YALTA GARDENS, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

SUBJECT TO: Rules, regulations, and assessments of South Suburban Sanitary District; Liens and Assessments of Klamath Project and Enterprise Irrigation District, and regulations, contracts, easements, and water and irrigation rights in connection therewith; Reservations contained in dedication of Yalta Gardens; Reservations contained in deed recorded August 28, 1950, on page 411, of Vol. 241 of Deeds, records of Klamath County, Oregon; and Easements and rights of way of record and those apparent on the land, if any.

JAN 18 1 50 PM 1972

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 18,100.00.
~~However, the actual consideration includes other property which is being sold to the grantees.~~
~~State of the above which is not subject to~~

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 s in fee simple of said premises; that they are free from all incumbrances, except as above set out, and that they will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, grantors have hereunto set their hand s and seal s this 17th day of January 19 72

(SEAL) *Haarby B. Bechen* (SEAL)(SEAL) *Helen S. Bechen* (SEAL)

STATE OF OREGON, County of _____) ss. January 18, 19 72

Personally appeared the above named

HAARBY B. BECHEN and HELEN S. BECHEN

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

Before me:

Brian D. Knapp
 Notary Public for Oregon.
 My commission expires 3-13-72

After recording return to:

Simon Gordon & Sisemore
 538 Main
 Klamath Falls, Oregon 97601

STATE OF OREGON, }
 County of KLAMATH } ss.

I certify that the within instrument was received for record on the 18 day of JANUARY 1972, at 1:50 o'clock P.M., and recorded in book M. 72 on page 612. Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE COUNTY CLERK

By *Robert Knapp* County Clerk—Recorder
 FEE \$2.00 Deputy

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

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