

FEB 4 11 37 AM 1972

60994

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28-2057  
WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT Eugene F. Oldham and Mary J. Oldham, 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 D. White and Paula A. White, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

The Northeasterly one-half of Lots 12 and 13, Block 26, HOT SPRINGS ADDITION to the City of Klamath Falls, Oregon, to-wit:

Beginning at an iron axle with pinion on the line between Lots 11 and 12, Block 26, Hot Springs Addition, which point is 75 feet North 37°40' East from the most Westerly corner of Lot 12 and which point is also 76.15 feet North 37°40' East from the cross on the sidewalk and running thence: South 52°20' East, parallel to the Southwesterly line on Lot 12 and its extension, a distance of 80.7 feet to an iron axle with pinion which lies on the Westerly right of way line of Esplanade Street 1 foot at right angles Westerly from the edge of the sidewalk; thence North 26°08' East along the Westerly right of way line of Esplanade Street a distance of 76.65 feet to a 5/8 inch iron pin which lies on the alley line 1 foot from the sidewalk; thence North 52°20' West along the alley line a distance of 65.1 feet to a 5/8 inch iron pin, which marks the most Northerly corner of Lot 12, Block 26, Hot Springs Addition to Klamath Falls, Oregon; thence South 37°40' West along the line between Lots 11 and 12, Block 26, a distance of 75 feet, more or less, to the point of beginning, said tract being the Northeasterly half of Lots 12 and 13, Block 26, Hot Springs Addition to Klamath Falls, Oregon.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$15,150.00. 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 seals this 28th day of January, 1972

(SEAL)

(SEAL)

STATE OF OREGON, County of Klamath ) ss. 2 February 1972  
Personally appeared the above named Eugene F. Oldham and Mary J. Oldham, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Linda L. Penney

LINDA L. PENNEY

Notary Public for Oregon

My commission expires 1-20-76

Linda L. Penney

Notary Public for Oregon

My commission expires 1-20-76

After recording return to:  
Mr. and Mrs. Joseph D. White  
1815 Esplanade

Klamath Falls, Oregon 97601

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

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 4th day of February, 1972, at 11:37 o'clock A.M., and recorded in book M72 on page 1317. Record of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

By Cynthia Campbell County Clerk-Recorder  
Deputy

Fee \$2.00

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FEB 4 11 37 AM 1972  
STATE OF OREGON  
FHA FORM NO. 2169t  
Rev. April 197128-2057  
THIS DEED OF TRUST, made

between JOSEPH D. WHITE

whose address is 1815 Esplanade

TRANSAMERICA TITLE

COMMONWEALTH, INC.

WITNESSETH: That Grantor irrevocably

POWER OF SALE, THE PROPERTY IN THE following described real property: The Northeasterly one-half of Lots 12 and 13, Block 26, HOT SPRINGS ADDITION, which point is 75 feet North 37°40' East from the cross on the sidewalk and running thence: South 52°20' East, parallel to the Southwesterly line on Lot 12 and its extension, a distance of 80.7 feet to an iron axle with pinion which lies on the Westerly right of way line of Esplanade Street 1 foot at right angles Westerly from the edge of the sidewalk; thence North 26°08' East along the Westerly right of way line of Esplanade Street a distance of 76.65 feet to a 5/8 inch iron pin which lies on the alley line 1 foot from the sidewalk; thence North 52°20' West along the alley line a distance of 65.1 feet to a 5/8 inch iron pin, which marks the most Northerly corner of Lot 12, Block 26, Hot Springs Addition to Klamath Falls, Oregon; thence South 37°40' West along the line between Lots 11 and 12, Block 26, a distance of 75 feet, more or less, to the point of beginning, said tract being the Northeasterly half of Lots 12 and 13, Block 26, Hot Springs Addition to Klamath Falls, Oregon.

Together with all the tenements, hereditaments, the rents, issues, and profits thereof, SUBJECT TO the Beneficiary to collect and apply such rents, TO HAVE AND TO HOLD the same, with interest thereon, FOR THE PURPOSE OF SECURING PERFORMANCE of the debt of \$15,150.00, with interest thereon, payable to Beneficiary, not sooner paid, shall be