

28-2515
WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

63597

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This Indenture Witnesseth, THAT James H. McClain and Patricia G. McClain,

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 Raymond E. Groat and Kathryn P. Groat, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

Lot 12 in Block 5 of BUENA VISTA ADDITION to the City of Klamath Falls, Klamath County, Oregon.

APR 23 10 45 AM 1972

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 8,000.00
~~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, and that they will warrant and defend the same from all lawful claims whatsoever, except those shown on the plat.

IN WITNESS WHEREOF, they have hereunto set their hands and seal s this 18th day of April, 19 72 .

(SEAL) James H. McClain (SEAL)
(SEAL) Patricia G. McClain (SEAL)

WASHINGTON, County of Yakima) ss. April 24, 19 72
STATE OF OREGON, County of Klamath)
Personally appeared the above named James H. McClain and Patricia G. McClain,
Husband and wife,
and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:
Robert C. Whitson
Notary Public for Oregon: Washington
My commission expires 4/14/1975

After recording return to:
Mr. and Mrs. Raymond E. Groat
2720 Crater Street
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 28 day of April 19 72, at 10:45 clock A. M., and recorded in book M-72 on page 4518. Record of Deeds of said County.

Witness my hand and seal of County affixed.
Wm. D. Milne

By *Paula L. Linder* County Clerk—Recorder
Deputy

Fee 2.00