

A-21758

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Vol. 1172 Page 5046

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT GARY V. HODGES and JEANETTA K. K. HODGES,

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

M. MAYNARD WOOD and SANDRA M. WOOD,

husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

Beginning at the most Northerly corner of Lot 2 in Block 37, HOT SPRING ADDITION to the City of Klamath Falls, Oregon; thence Southwesterly along the line between Lots 1 and 2 in said Block 37, 100 feet; thence Southerly and parallel to Pacific Terrace 45 feet; thence Southwesterly parallel to Portland Street 50 feet to the alley; thence Southerly and parallel to Pacific Terrace 10 feet to the Northerly line of Lot 3 in said Block 37; thence Easterly along said line of Lot 3, 62½ feet; thence Southerly and parallel to Pacific Terrace 1 foot; thence Easterly parallel to Portland Street 87½ feet to Pacific Terrace; thence Northerly along the Westerly line of Pacific Terrace 56 feet to the place of beginning.

Subject to: Reservations and restrictions in the dedication of Hot Springs Addition; Reservations and restrictions in deed recorded September 26, 1913, in Volume 41, page 19, Deed Records of Klamath County, Oregon; Easement for joint driveway recorded October 20, 1945, in Deed Volume 181, page 170, Deed Records of Klamath County, Oregon; Trust Deed, including terms and provisions thereof, on said property in the original face amount of \$20,750.00 executed by grantors herein on May 27, 1971, in favor of First National Bank of Oregon as security for a loan guaranteed (or insured) by the Administrator of Veterans Affairs under 38 U.S. Code 1810, as amended, said trust deed being recorded on May 27, 1971, in Vol. M71, page 5046, of the Records, and re-recorded Nov. 12, 1971, in Vol. M71, page 11923, of the Records of Klamath County, Oregon, upon which said trust deed and loan there is an unpaid indebtedness which the said grantees hereby assume and agree to pay as part of the purchase price; and grantees also hereby assume all obligations of Gary V. Hodges under the terms of the instruments creating and securing the loan described above to indemnify the Administrator of Veterans Affairs to the extent of any claim paid because of the guaranty or insurance of said loan.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 23,500.00. 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 10th day of May, 1972.

[Signature] (SEAL) *Jeanetta K. K. Hodges* (SEAL)
(SEAL) (SEAL)

STATE OF OREGON, County of Klamath ss. May 10, 1972.
Personally appeared the above named Gary V. Hodges and Jeanetta K. K. Hodges, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

[Signature]
Notary Public for Oregon.
My commission expires 5-5-75

After recording return to:

[Signature]

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 11th day of May, 1972, at 4:02 o'clock P. M., and recorded in book M 72 on page 5046. Record of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

By *[Signature]* 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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