

28-2875 65097  
WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

Vol. <sup>71</sup> Page 6313

This Indenture Witnesseth, THAT HORACE F. MURPHY and IRENE F. MURPHY, 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 LOWELL L. CARSON and MARIE ROSE CARSON, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

Lot 56 of SKYLINE VIEW.

Subject to: Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin as shown on the recorded plat of Skyline View; Set back provisions as delineated on the recorded plat, 20 feet from front lot line; Utility easements as delineated on the recorded plat along rear lot line; Trust Deed dated July 9, 1964, recorded July 10, 1964, in Mortgage Book 224, page 372, executed by grantors to Oregon Title Company of Klamath County, trustee for beneficiary First National Bank of Oregon, which said Trust Deed grantees hereby expressly assume and agree to pay according to the tenor thereof as same becomes payable, and the note accompanying it.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 17,960.78.  
~~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 9th day of June, 19 72.

(SEAL) *Horace F. Murphy* (SEAL)  
(SEAL) *Irene F. Murphy* (SEAL)

STATE OF OREGON, County of Klamath ) ss. June 12<sup>th</sup>, 19 72  
Personally appeared the above named Horace F. Murphy and Irene F. Murphy, husband and wife,

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

Before me:

JAMES W. WESLEY  
Notary Public for Oregon  
My commission expires

*James W. Wesley*  
Notary Public for Oregon  
My commission expires 1-20-76

After recording return to:  
Mr. and Mrs. Lowell L. Carson

7715 Cannon

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 13 day of JUNE, 1972, at 10:26 o'clock A. M., and recorded in book M 72 on page 6313. Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE  
By *Hazel Drayton* County Clerk-Recorder  
FEE \$2.00 Deputy

JUN 13 10 55 AM 1972