

A-21828

35120

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WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT WILLIAM CLARK JOHNSON and SHIRLEY N. JOHNSON,

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

WILLIAM B. EARLY and KAREN L. EARLY,

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

The East 22-1/2 feet of Lot 15, all of Lots 16 and 17, and the West 10 feet of Lot 18 in Block 13 of Mountain View Addition to the City of Klamath Falls, according to the official plat thereof on file in the Records of Klamath County, Oregon.

Subject to: Easements and rights of way of record and apparent on the land, if any; Trust Deed, including the terms and provisions thereof, for First Federal Savings and Loan Association of Klamath Falls, Oregon, dated August 8, 1967, recorded August 10, 1967, in Vol. M67, page 6217, Microfilm Records of Klamath County, Oregon, which said Trust Deed grantees hereby 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 \$36,000.00. 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, 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 22nd day of May, 1972.

(SEAL)

(SEAL)

(SEAL)

(SEAL)

STATE OF OREGON, County of Klamath, ss. June 1, 1972.

Personally appeared the above named William Clark Johnson and Shirley N. Johnson, husband and wife,

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

Before me:

T. L. Sloan
Notary Public for Oregon.
My commission expires Mar. 3-1975

After recording return to:

Don Sloan Realtor

107 So. 7th

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 3:41 o'clock PM, and recorded in book M-72 on page 6350. 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 3 41 PM 1972