

A-21884 #9030 36007

Vol. 72 Page 7491

## WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT MELVIN W. WATSON and DARLAINE WATSON, 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

GARY R. WELCH and STELLA B. WELCH,

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

Lot 18 in Block 1 of Bel Aire Gardens, according to the official plat thereof on file in the records of Klamath County, Oregon.

Subject to: Liens and assessments of Klamath Project and Enterprise Irrigation District, and regulations, contracts, easements, water and irrigation rights in connection therewith; any unpaid charges or assessments of Enterprise Irrigation District; Rules, regulations, liens and assessments of South Suburban Sanitary District; Reservations and restrictions contained in the dedication of Bel-Aire Gardens; Building and Use Restrictions for Bel-Aire Gardens, recorded July 10, 1963, in Deed Vol. 3460, page 441, Records of Klamath County, Oregon; Easements and rights of way of record and those apparent on the land, if any; and to taxes for fiscal year commencing July 1, 1972, which are now a lien but not yet payable.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 19,500.00.  
~~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 hand and seals this 6th day of July, 1972

(SEAL)

*Melvin W. Watson*

(SEAL)

(SEAL)

*Darlaine Watson*

(SEAL)

STATE OF OREGON, County of Klamath ) ss. July 6, 1972  
 Personally appeared the above named Melvin W. Watson and Darlaine Watson,  
 husband and wife,

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

Before me:

*Ruth Owens*

Notary Public for Oregon.

My commission expires 5-14-76

After recording return to:

*Switzerland*

540 Main

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 10 day of JULY 1972 at 3:51 o'clock P.M., and recorded in book M 72 on page 7491 Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MTLINE

By

*Hazel Drayton*

County Clerk-Recorder

Deputy

fee \$2.00

JUL 10 3 51 PM 1972