

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT DALE REEVES and MARY REEVES, 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 JOE H. RODGERS and GLORIA J. RODGERS, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

Lot 4, SUNRISE PARK.

Subject to: Taxes for fiscal year commencing July 1, 1972, which are now a lien but not yet payable; Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin as shown on the recorded plat of Sunrise Park; Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District; Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Klamath Irrigation District; Easements and rights of way of record and those apparent on the land, if any; Trust Deed, including the terms and provisions thereof, dated July 25, 1963, recorded July 26, 1963, in Mortgage Volume 218, page 398, to Oregon Title Company, trustee for beneficiary, The 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 \$14,500.00. 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 11th day of July, 1972.

(SEAL) *Dale Reeves* (SEAL) *Mary Reeves*

STATE OF OREGON, County of Klamath) ss. July
Personally appeared the above named Dale Reeves and Mary Reeves, husband and wife,

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

Before me:

Mary Lou Borden
Notary Public for Oregon, MARY LOU BORDEN
My commission expires Oct. 21, 1973

After recording return to:

MR + MRS Rodgers

4359 Sumner Lane

Klamath Falls, OR 97601

From the Office of
GANONG, GORDON & SISEMORE
538 Main Street
Klamath Falls, Oregon 97601

STATE OF OREGON,) ss.
County of Klamath

I certify that the within instrument was received for record on the 28 day of JULY, 1972, at 10:22 o'clock A.M., and recorded in book M.72 on page 8268. Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

By *Wagel Drayton* County Clerk—Recorder
Deputy

FEE \$2.00

28-3079

JUL 28 10 52 AM 1972