

37633

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WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT JERRY L. JONES and SUSAN E. JONES, 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

RICHARD T. IRWIN and JANICE A. IRWIN,

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

Lot 25 LAMRON HOMES.

Subject to: Taxes for fiscal year commencing July 1, 1972, which are now a lien but not yet payable; Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District; Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District; Reservations and restrictions, 15 foot building set back lines, 8 foot easement in back of all lots for public utility easements and irrigation purposes, as shown on the plat; Conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument recorded July 28, 1958, in Book 301 at page 380, Deed Records and recorded March 19, 1959 in Book 310 at page 638, Deed Records; Easements and rights of way of record and those apparent on the land, if any.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 27,500.00  
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 24th day of July, 1972.

(SEAL)

(SEAL)

(SEAL)

(SEAL)

STATE OF OREGON, County of Klamath ) ss. July 25, 1972.

Personally appeared the above named Jerry L. Jones and Susan E. Jones, husband and wife,

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

Before me:

*E. H. Hill*  
Notary Public for Oregon.  
My commission expires 5/19/73

After recording return to:

*Equitable Savings & L*  
*Box 1750*  
*City*

STATE OF OREGON,

County of Klamath ) ss.

I certify that the within instrument was received for record on the 24th day of August 1972, at 3:21 o'clock PM, and recorded in book M-72 on page 8822 Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MIDNE

By *Wazil Drazil* County Clerk-Recorder Deputy

FEE \$2.00

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

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