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WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

Vol. 27 Page 882

This Indenture Witnesseth, THAT DAVID J. RAY and JUNE W. RAY, 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
PHILLIP L. SEPULL and DONNA M. SEPULL,
 husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

Beginning at the Northwest corner of Lot 24, Block 6 of Pleasant View Tracts, according to the official plat thereof on file in the records of Klamath County, Oregon; thence Southerly along the West line of said Lot 24 a distance of 150.36 feet to the Northwest corner of that certain tract of land described in Deed Volume 168 at page 112, Records of Klamath County, Oregon; thence Easterly along the Northerly line of said tract a distance of 90 feet to a point; thence Northerly parallel to the West line of said Lot 24 a distance of 150.36 feet to the Northerly line of said Lot 24; thence Westerly along the Northerly line of said Lot 24 a distance of 90 feet to the point of beginning.

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 Enterprise Irrigation District; Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District; Reservations and conditions, including the terms and provisions thereof, as set forth in an instrument recorded January 30, 1941, in Deed Volume 135 at page 139, Records of Klamath County, Oregon; 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 \$11,000.00.
~~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 owner s 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 seal s
 this 2nd day of August, 1972

(SEAL)

David J. Ray
June W. Ray

(SEAL)

(SEAL)

(SEAL)

STATE OF OREGON, County of Klamath) ss. August 6, 1972
 Personally appeared the above named David J. Ray and June W. Ray, husband and wife,
 and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

E. L. Kelly
 Notary Public for Oregon.
 My commission expires 5/19/75

After recording return to:

Signa
4571 Lower River Rd. S
Cedarvale Realty
3927 S. 6th St.

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 2nd day of August, 1972, at 3:50 o'clock P.M., and recorded in book 8828 on page 8828 Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

By

W. D. Milne
W. D. Milne

County Clerk—Recorder

Deputy

FEE \$2.00

AUG 9 3 38 PM 1972