

67859

9812

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT D. L. EAYRS and JOAN K. EAYRS, 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 untoRONALD HENRY HINSHAW and SUZANNE HINSHAW,
husband and wife, grantees, the following described promises, situated in Klamath County, Oregon, to-wit:

Lot 13 in Block 5 of Tract 1022, FOURTH ADDITION TO SUNSET VILLAGE, Klamath County, Oregon.

SUBJECT TO: 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; restrictions, but omitting restrictions, if any, based on race, color, religion or national origin as shown on the recorded plat of Fourth Addition to Sunset Village; conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof, recorded June 7, 1971 in Book M-71 at page 5502, Microfilm Records; an easement created by instrument, including the terms and provisions thereof, dated April 27, 1971, recorded April 30, 1971 in Book M-71 at page 3857, Microfilm Records, in favor of Pacific Power and Light Company, for electric transmission line over South-westerly 5 feet of Lot 13 and other property; set back provisions as delineated on the recorded plat, 25 feet from front lot line; utility easements as delineated on the recorded plat along rear lot lines; and easements and rights of way of record and those apparent on the land, if any; taxes for the current fiscal year, 1972-1973, which are a lien but not yet payable.

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 as 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, Grantors have hereunto set their hands and seal s
this 31 day of August 19 72

(SEAL)

(SEAL)

(SEAL)

(SEAL)

STATE OF OREGON, County of Klamath, ss. August 31, 1972
Personally appeared the above named D. L. Eayrs and Joan K. Eayrs, husband and wife

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

Before me:

JAMES W. WESLEY
Notary Public for Oregon
My commission expires

James W. Wesley
Notary Public for Oregon
My commission expires 1-20-78

After recording return to:
Mr. & Mrs. Ronald H. Hinshaw
3523 Granada Way
Klamath Falls, Oregon

STATE OF OREGON,

County of Klamath

ss.

I certify that the within instrument was received for record on the 31 day of AUGUST 1972, at 3:31 o'clock P.M., and recorded in book M-72 on page 9812 Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

By Hazel Drayal County Clerk—Recorder

FEE \$2.00

Deputy

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