

38.13

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WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT GERALD J. EGAN and GWEN A. EGAN, 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 CLARENCE J. HARRINGTON and PHYLLIS L. HARRINGTON, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

Lot 4 in Block 4, MOYINA MANOR.

Subject to: Taxes for fiscal year commencing July 1, 1972, which are now a lien but not yet payable; Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District; Conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument recorded September 4, 1968 in Book M-68 at page 8013, Microfilm Records; Utility easements and set back lines as delineated on the recorded plat; Easements and rights of way of record and those apparent on the land, if any.

SEP 11 10 10 AM 1972

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$24,950.00. 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 seal this 28th day of August, 1972.

(SEAL) *Gerald J. Egan* (SEAL)
(SEAL) *Gwen A. Egan* (SEAL)

STATE OF OREGON, County of Multnomah, ss. *Sept August 7th*, 1972.
Personally appeared the above named *Gerald J. Egan and Gwen A. Egan*, husband and wife,

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

Before me:

David L. Cannon
Notary Public for Oregon.
My commission expires 5-25-76

After recording return to
1st Fed. St.
540 Main
City

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 11th day of September 1972, at 10:50 o'clock A.M., and recorded in book M-72 on page 10190 Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MTLNF
By *Hazel Drayle* County Clerk-Recorder
Deputy
FEE \$2.00