

68415

Vol. ⁷¹ Page ¹⁰⁵⁵⁶
99901

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT JAMES R. MARKS and DEAN MARKS, 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

PAUL H. TREMAINE and BARBARA A. TREMAINE,

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

Lot 15 EXCEPT the Easterly 35 feet thereof of LAKEWOOD HEIGHTS.

Subject to: Taxes for fiscal year commencing July 1, 1972, which are now a lien but not yet payable; Liens and assessments of Lakewood Heights District Improvement Company; Easements, releases, rights of way and agreements to California Oregon Power Company, and The California Oregon Power Company as shown in Volume 68, page 277 and page 281; Volume 105, pages 226 and 227 and Volume 126, page 445, all in Deed Records of Klamath County, Oregon; Reservations, building restrictions, rights, conditions and easements as shown on the Plat and in the Dedication of Lakewood Heights, according to the official records of Klamath County, Oregon, omitting restrictions herein, if any, based on race, color, religion or national origin; Conditions, restrictions and set back lines as disclosed by Agreement recorded Nov. 10, 1938, in Vol. 118, page 475, Deed Records of Klamath County, Oregon, as modified by instruments recorded in Deed Volume 119 at page 410, and in Deed Volume 138 at page 257, Deed Records of Klamath County, Oregon, omitting restrictions herein, if any, based on race, color, religion or national origin; 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 \$ 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 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 hand s and seal s
this 8th day of September, 19 72

(SEAL)

James R. Marks

(SEAL)

(SEAL)

Dean Marks

(SEAL)

STATE OF OREGON, County of Klamath) ss. September 8, 19 72
Personally appeared the above named James R. Marks and Dean Marks, 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 1-20-76
My commission expires

After recording return to:

Mrs. Mrs. Paul H. Tremaine
2709 Lakeshore Drive
Klamath Falls, Ore. 97601

STATE OF OREGON,)
County of Klamath) ss.

I certify that the within instrument was received for record on the 19 day of SEPTEMBER, 19 72, at 10:47 o'clock A.M. and recorded in book M 72 on page 10556. Record of Deeds of said County.

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

Witness my hand and seal of County affixed.
WM. D. MILNE COUNTY CLERK

By *Elizabeth Dragil* Deputy
County Clerk-Recorder

FEE \$2.00

28-3943
SEP 19 10 47 AM 1972