

68424

Vol. 72 Page 10566

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 unto

TED A. OTTERBEIN and DOROTHY L. OTTERBEIN

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

Lot 2 in Block 9 of Tract 1020 known as THIRD 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 Third 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 May 14, 1971 in Book M-71 at page 4407, Microfilm Records; 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 line; 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 \$ 33,250.00  
 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 seals  
 this 19th day of September 1972

(SEAL) *J. L. Eayrs* (SEAL)  
 (SEAL) *Joan K. Eayrs* (SEAL)  
 STATE OF OREGON, County of Klamath ss. September 19th, 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 1-20-76

After recording return to:  
*Mrs. M. Ted A. Otterbein*  
*3947 Redondo*  
*Klamath Falls, Oregon*

STATE OF OREGON,  
 County of Klamath ss.

I certify that the within instrument was received for record on the 19th day of September 1972, at 10:48 o'clock A.M., and recorded in book M-72 on page 10566 Record of Deeds of said County.

Witness my hand and seal of County affixed.

By *W. D. Milne* County Clerk—Recorder  
*Hazel Dray* Deputy

FEE \$2.00

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

SEP 19 10 48 AM 1972