

A-20156

68834

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## WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT Dr. C. J. Cox and Helen Cox, husband and wife, hereinafter known as grantor s, for the consideration hereinafter stated have bargained and sold, and by these presents do grant, bargain, sell and convey unto Derek E. Croxford and Mary P. Croxford, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

Lot 10, Block 40 HOT SPRINGS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the records of Klamath County, Oregon.

Subject to: Taxes for fiscal year commencing July 1, 1972, which are now a lien but not yet payable; Reservations set forth in the dedication of Hot Springs Addition; 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 \$ 21,500.00.  
~~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 grantor s 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 seals this 27th day of September, 1972.

(SEAL)

(SEAL)

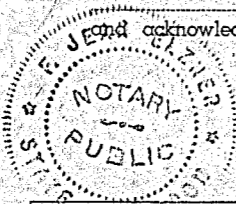
(SEAL)

(SEAL)

STATE OF OREGON, County of Klamath ss. September 27, 1972.  
 Personally appeared the above named Dr. C. J. Cox and Helen Cox, husband and wife,

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

Before me:



F. Jean Elzner  
 Notary Public for Oregon.  
 My commission expires April 12, 1975

After recording return to:

U. S. National Bank of Oregon  
740 Main Street P.O. Box 789  
Klamath Falls, Oregon 97601  
 Attn: F. Jean Elzner

STATE OF OREGON,

County of KLAMATH ss.

I certify that the within instrument was received for record on the 29 day of September, 1972 at 10:33 o'clock AM and recorded in book 11059 on page 11059 Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

By Blazel Inagile County Clerk—Recorder

Deputy

FEE \$2.00

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

SEP 29 10 35 AM 1972