

69146

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WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT FLOYD L. PHELPS and SUSAN B. PHELPS, 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

LEWIS W. PRUITT and GENEVA PRUITT,

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

Lot 83, YALTA GARDENS.

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; Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District; Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin as shown on the recorded plat of Yalta Gardens; Conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument recorded in Book 193, page 346, Deed Records; Conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument recorded in Book 216 at page 501, Deed Records; Trust Deed, including the terms and provisions thereof, recorded April 8, 1969, in M-69 at page 2521, for beneficiary United States National Bank of Oregon, which said Trust Deed grantees hereby expressly assume and agree to pay according to the tenor thereof as same becomes payable and the note accompanying it; 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 \$ 15,950.00
 However, the actual consideration includes other property which is part of the consideration.
 (Strike out the above when not applicable)

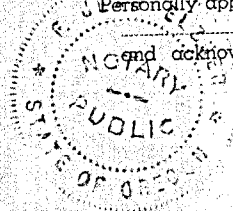
TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantees as an estate by the entirety. And the said grantors do hereby covenant, to and with the said grantees, and their assigns, that they are the owner s in fee simple of said premises; that they are free from all incumbrances, 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 seal s
 this 4th day of October, 1972

(SEAL)

(SEAL)

STATE OF OREGON, County of Klamath) ss. October 4, 1972
 Personally appeared the above named Floyd L. Phelps and Susan B. Phelps, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.



Before me:

[Signature]
 Notary Public for Oregon
 My commission expires April 12, 1975

After recording return to:
 F. Jean Elzner
 Klamath Falls Branch
 U. S. National Bank of Oregon
 740 Main Street
 Klamath Falls, Oregon 97601

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 4 day of October, 1972, at 10:55 o'clock A.M. and recorded in book M 72 on page 11462 Record of Deeds of said County.

Witness my hand and seal of County affixed.

By *[Signature]* County Clerk-Recorder
 Deputy

FEE \$ 2.00

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SS

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