

39194

9124 22263

Vol 11518

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT ROLLIN A. CANTRALL and DONNA CANTRALL, 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 JAMES F. NOVAK and MARILYNN L. NOVAK,

husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit: Lot 22 of LAKEWOOD HEIGHTS, a recorded subdivision in Sec. 23, Twp. 38 South, Range 8 E., W.M., less a portion thereof described as follows: Beginning at the NW corner of aforesaid Lot 22 of LAKEWOOD HEIGHTS: Thence North 72°14' East along the North-erly boundary of same, a distance of 121.4 feet; thence South 7°10' East 10.0 feet; thence South 54°54' West 110.5 feet to the Westerly boundary of aforesaid Lot 22; thence North 35°58' West along said boundary a distance of 45.0 feet more or less, to the point of beginning, containing 3,084 square feet, more or less; together with the perpetual right and easement for septic tank drainage purposes in and to that portion of Lot 21 of Lakewood Heights in Klamath County, Oregon, described in agreement recorded May 13, 1960, in Vol. 321 of Deeds on page 221, Deed Records of Klamath County, Oregon.

SUBJECT TO: Taxes for the current fiscal year, 1972-73, which are now a lien but not yet payable; Easements and rights of way of record and those apparent on the land, if any; Easements, releases, rights of way, and agreements shown in Vol. 68, page 277-281 and Vol. 105, pages 226 and 227, Deed Records of Klamath County, Oregon; Restrictions and provisions of plat of said Lakewood Heights; Restriction provided for in instrument recorded on page 475 of Vol. 118 of Deeds and amended by instrument recorded on page 410 of Vol. 119 and page 257 of Vol. 138 of Deed Records of Klamath County, Oregon; Liens and assessments of Lakewood Heights District Improvement Company; and Agreement contained in instrument recorded Nov. 9, 1938, in Deed Records Vol. 118, page 451, as corrected and superseded by instrument recorded Nov. 10, 1938, in Deed Records Vol. 118, page 475, and amended by instrument recorded Dec. 30, 1938, in Deed Records Vol. 119, page 410, and in Vol. 138, page 257 of Deed Records, recorded May 28, 1941; and Reservations in instrument recorded Dec. 2, 1959, in Deed Records Vol. 317, page 437, Records of Klamath County, Oregon.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$47,500.00.
~~Abolished / the actual consideration hereby paid for this transfer is hereby abolished.~~
(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 as above set out, 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 hand s and seal s
this 9th day of October 19 72

(SEAL)

Rollin A. Cantrall (SEAL)

(SEAL)

Donna Cantrall (SEAL)

STATE OF OREGON, County of Klamath) ss. October 9, 19 72

Personally appeared the above named
ROLLIN A. CANTRALL and DONNA CANTRALL, husband and wife,
and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

James D. Bocchi
Notary Public for Oregon
My commission expires 10-25-74

After recording return to:

First Federal Savings & Loan
540 Main St.
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 re-
ceived for record on the 9th day of OCTOBER
19 72, at 4:09 o'clock P.M., and recorded in book
M. 72 on page 11518 Record of Deeds of
said County.

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

By

James D. Bocchi
County Clerk - Recorder
Deputy

FEE \$ 2.00

TH
FIRST
existin

TH
proper

Lot
Sout
Bea
North
121.
110.
350
the
with
and
desc
221,

which
rents,
tainin
appara
leum,
descri
each or
(\$38,
benefit

The
having
note on
more th
any of
as the b

The
herein
free and
against

The
thereof
said pro
evidence
or her
hered of
promptly
said pro
costs in
times de
beneficia
fact; no
contra
hereaft
no wast
now or
by fire
in a su
secured
fiduciary,
approved
premium
fifteen
said pol
decree
shall be
obtained

In
ments of
the ben
principa
herby,
other ch
ing t
payable
this tru
such an
several
louis on
the l