

A-22366 9139

55353

m
Vol. 72 Page 12696

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT LAWRENCE ALBERT SWETLAND and CLAIRE EMILE SWETLAND, 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 WILLIAM R. STEWART and MARY LOU STEWART, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

A portion of Block 41 of HILLSIDE ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the records of Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the Northwesterly line of Portland Street which is 50.0 feet Northeasterly from the Southwesterly corner of said Block 41; thence continuing Northeasterly, along the Northwesterly line of Portland Street, a distance of 120.0 feet to a point; thence Northwesterly, parallel with the Southwesterly line of Hillside Avenue, a distance of 150.0 feet to a point; thence Southwesterly, parallel with the Northwesterly line of Portland Street, a distance of 120.0 feet to a point; thence Southeasterly, parallel with the Southwesterly line of Hillside Avenue, a distance of 150.0 feet to the point of beginning.

Subject to: 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 \$ 57,500.00. 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 as above stated, 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 20th day of October, 1972

(SEAL) *Lawrence Albert Swetland* (SEAL)

(SEAL) *Claire Emile Swetland* (SEAL)

STATE OF OREGON, County of Klamath ss. October 24 1972
Personally appeared the above named Lawrence Albert Swetland and Claire Emile Swetland, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

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

After recording return to:
First Federal

540 Main
Klamath Falls, Oregon

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

STATE OF OREGON, ss.
County of Klamath
I certify that the within instrument was received for record on the 3 day of NOVEMBER 1972, at 3:10 o'clock PM, and recorded in book M 72 on page 12696 Record of Deeds of said County.

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

By *Hazel L. Hazel* Deputy

FEE \$2.00