

70526

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WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT RICHARD L. DAVIS and KATHRYN E. DAVIS, 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 THOMAS L. BREEN and DOROTHY B. BREEN,

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

Lot 18 in Block 2 of FIRST ADDITION TO KELENE GARDENS.

SUBJECT TO: Taxes for the current fiscal year, 1972-73; Easements and rights of way of record and those apparent on the land, if any; Regulations, including levies, assessments, water and irrigation rights, and easements for ditches and canals, of Klamath Irrigation District; Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District; Temporary and/or perpetual Warranty Clearance Easement, including the terms and provisions thereof, granted to United States of America, recorded July 16, 1964, in Deed Volume 354 at page 499; Conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof, recorded in Book M-68 at page 3337, Microfilm Records; Restrictions, but omitting restrictions, if any, based on race, color, religion, or national origin, as shown on the recorded plat of First Addition to Kelene Gardens.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$18,500.00.

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 as 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 seal s this 17th day of November 19 72 .

Richard L. Davis (SEAL) (SEAL)

Kathryn E. Davis (SEAL) (SEAL)

STATE OF OREGON, County of Klamath ss. November 17, 19 72

Personally appeared the above named

RICHARD L. DAVIS and KATHRYN E. DAVIS, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Neil D. Mayes
Notary Public for Oregon
My commission expires Nov. 19, 1976

After recording return to:
United States National Bank of Oregon
Klamath Falls Branch
740 Main Street
Klamath Falls, Oregon 97601

Attn: F. Jean Elzner

From the Office of
GANONG, SISEMORE & ZAMSKY
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 29 day of November, 1972, at 3:16 o'clock P.M. and recorded in book M-72 on page 13726 Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE
By *Wm. D. Milne* County Clerk-Recorder
Deputy

FEE \$ 2.00

VA Form 10-4185 c (Rev. 10-1-64) Use Optional Form No. 78

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