

A-22323

70373

Vol. ^m 74 Page 13901

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT

JOHN V. GIRT and MARGARET GIRT, husband and wife,
 hereinafter known as grantors, for the consideration hereinafter stated
 have bargained and sold, and by these presents do
 GARY D. HOKANSON and MONIKA HOKANSON,
 husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

Lot 9 in Block 44 of First Addition to the City of Klamath Falls, according to the official plat thereof on file in the records of Klamath County, Oregon. SAVING AND EXCEPTING a strip of land 2.9 feet in width, beginning at the North corner of Lot 9 in Block 44 in First Addition to the City of Klamath Falls, and running thence Southeasterly along the Northeasterly line of said lot a distance of 24.8 feet and containing 69.44 square feet, all in Klamath County, Oregon. ALSO the following described portion of Lot 10 in Block 44 of First Addition to the City of Klamath Falls; A strip of land 1 foot in width, running along the Southwesterly line of Lot 10 in Block 44 in First Addition to the City of Klamath Falls, beginning at a point on said Southwesterly line 24.8 feet from the West corner of said lot and extending along said Southwesterly line toward Jefferson Street a distance of 10 feet, and a strip of land 2.7 feet in width, beginning at a point on said Southwesterly line 34.8 feet from said West corner and extending along said Southwesterly line 75.2 feet to Jefferson Street.

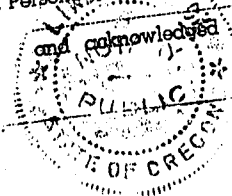
Subject to: Agreement relative to property line recorded April 27, 1940, in Deed Volume 129 at page 9, Records of Klamath County, Oregon; Easements and rights of way of record and those apparent on the land, if any.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 17,950.00
~~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 owners 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 28th day of November, 1972

John V. Girt (SEAL) Margaret Girt (SEAL)
 STATE OF OREGON, County of Washington ss. November 30, 1972
 Personally appeared the above named John V. Girt and Margaret Girt, husband and wife,
 and acknowledged the foregoing instrument to be their voluntary act and deed.



Before me:
 Linda C. Mack
 Notary Public for Oregon
 My commission expires 5/24/76

STATE OF OREGON,
 County of Klamath

After recording return to:

F. Jean Elzner
 U. S. National Bank of Oregon
 Klamath Falls Branch PO Box 989
 Klamath Falls, Oregon 97601

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

I certify that the within instrument was received for record on the 4th day of December 1972, at 4:20 o'clock PM., and recorded in book M-72 on page 13901 Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE
 By Lucia Quintana County Clerk-Recorder Deputy
 FEE \$ 2.00

K cm