

71030 9174 - 28-3978

Vol. 72

14035

## WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT DAVID SHERIDAN SPENCER and JOYCE ANN SPENCER,

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

DANIEL J. DUFF and DORIS DUFF,

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

Lot 25, KENNICOTT COUNTRY ESTATES. (25)

Subject to: Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District; Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District; Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin as shown on the recorded plat of Kennicott Country Estates; Conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin imposed by instrument recorded April 15, 1960, in Misc. Records, Book 14, page 45; Easements and rights of way of record and those apparent on the land, if any; and to a Trust Deed for beneficiary, Commonwealth, Inc., dated April 6, 1972, recorded May 26, 1972, in Book M-72, page 5672, Microfilm Records, which said Trust Deed was assigned to Federal National Mortgage Association by instrument recorded Aug. 22, 1972 in Book M-72 at page 9418, Microfilm Records, and 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 17,074.50  
 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 5th day of December, 1972

(SEAL) David Sheridan Spencer (SEAL)  
 (SEAL) Joyce Ann Spencer (SEAL)

STATE OF OREGON, County of Klamath ss. December 5, 1972  
 Personally appeared the above named David Sheridan Spencer and Joyce Ann Spencer,  
 husband and wife,  
 and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

James D. Bauchi  
 Notary Public for Oregon  
 My commission expires 12-25-74

After recording return to:

First Fed S & L  
 540 Main  
 City

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

STATE OF OREGON,

County of KIAMATH ss.

I certify that the within instrument was received for record on the 7th day of DECEMBER 1972, at 10:48 o'clock A.M., and recorded in book M-72 on page 14035. Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

By [Signature] County Clerk-Recorder

Deputy

FEE \$ 2.00

DEC 7 10 24 AM 1972