

A. 22523 977

71559

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

Vol. 772 Page 14675

This Indenture Witnesseth, THAT R. A. COFFMAN and MARY ROBBIE COFFMAN, 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 MICHAEL W. HUDSON and DOROTHY M. HUDSON, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

The Easterly 31.0 feet of Lot 12 and the Westerly 44.0 feet of Lot 13 of Burnedale Subdivision of Klamath County, Oregon, according to the official plat thereof on file in Klamath County, Oregon,

Subject to Reservations and Restrictions set forth in the dedication of Burnedale and to setback lines as set forth on the plat of Burnedale, being 25 feet from the front lot lines, and to reservations and restrictions set forth in instrument recorded November 7, 1972 in Vol. M72 at page 12807, Microfilm records of Klamath County, Oregon; to contract and/or lien for irrigation and/or drainage; and to easements and rights of way of record or apparent on the land; and to rules, regulations and assessments of South Suburban Sanitary District.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$23,600.00.
~~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 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, They have hereunto set their hands and seals this 13th day of December 19 72

(SEAL)

(SEAL)

STATE OF OREGON, County of Klamath, ss. December 13, 19 72
 Personally appeared the above named R. A. COFFMAN and MARY ROBBIE COFFMAN, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.



Before me,

Notary Public for Oregon.
 My commission expires 5-14-76

After recording return to:

First Federal

540 Main

Klamath Falls, Oregon
 97601

From the Office of
 GANONG, SIBEMORE & ZAMSKY
 539 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 20 day of December 19 72, at 4:18 o'clock P.M., and recorded in book 772 on page 14675 Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

By

FEE \$ 2.00

County Clerk-Recorder

Deputy

DEC 20 4 14 PM 1972