

7-22603

72542

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WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT H. DEAN MASON and JOAN CORALIE MASON, 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 CLYDE M. HUME and THELMA HUME, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

All of Lot 3 and the Southwesterly 12 feet of Lot 2, adjoining said Lot 3, all in Block 12, First Addition to Klamath Falls, Oregon, according to the official plat thereof on file in the records of Klamath County, Oregon.

Subject to: Easements and rights of way of record and those apparent on the land, if any; Trust Deed, including the terms and provisions thereof, for Equitable Savings and Loan Association, an Oregon corporation, beneficiary, dated Feb. 3, 1971, recorded Feb. 11, 1971, Vol. 171, page 1261, Microfilm Records of Klamath County, Oregon, 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; also subject to Assignment of Rentals recorded Feb. 12, 1971, in Vol. 171, page 1300, Microfilm Records of Klamath County, Oregon, given as additional security for the above described Trust Deed.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 5,200.00
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 16th day of January, 1973

(SEAL) *H. Dean Mason* (SEAL)
(SEAL) *Joan Coralie Mason* (SEAL)

STATE OF OREGON, County of Klamath) ss. January 19, 1973.
Personally appeared the above named H. Dean Mason and Joan Coralie Mason, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:
Shull
Notary Public for Oregon.
My commission expires 8-5-75

After recording return to:
Clyde M. Hume
2100 Holabird
K. Falls, Oregon

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 22nd day of Jan., 1973, at 2:01 o'clock P.M., and recorded in book 173 on page 782 Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE,
County Clerk-Recorder
By *Lucia Quintana* Deputy
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FORM No. 723-1

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