

28-4333

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Vol. 113

2058

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT JAMES H. BRADBURY and GRACE M. BRADBURY, 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 EVERETT LEACH and PATRICIA LEACH, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

The Southeasterly 25 feet of Lot 8, and the Northwesterly 40 feet of Lot 9 in Block 3, FIRST ADDITION TO TONATEE HOMES.

Subject to: 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; Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin as shown on the recorded plat of First Addition to Tonatee Homes; Conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument recorded October 5, 1959 in Book 316 at page 326, Deed Records; 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 \$ 15,000.00.
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 26th day of February, 1973

(SEAL)

(SEAL)

STATE OF OREGON, County of Klamath) ss. February 26, 1973.
Personally appeared the above named James H. Bradbury and Grace M. Bradbury,
husband and wife,
and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Notary Public for Oregon.

My commission expires 10-25-74

After recording return to:

540 Main

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

Fee \$2.00

STATE OF OREGON,

County of Klamath

ss.

I certify that the within instrument was received for record on the 27 day of February, 1973, at 3:39 o'clock P. M. and recorded in book M73 on page 2058 Record of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

By Cynthia Milne County Clerk-Recorder Deputy