

#0140165 K.L. Co A-22729

73694

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WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT LARRY R. COMER and FRANCES J. COMER (formerly

Frances J. Wagner) hereinafter known as grantors, for the consideration hereinafter stated have bargained and sold, and by these presents do grant, bargain, sell and convey unto JAMES LEO CHAPMAN and SHARON KAY CHAPMAN,

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

Lot 23 in Block 7 of THIRD ADDITION TO WINEMA GARDENS, according to the official plat thereof on file in the records of Klamath County, Oregon.

Subject to: Rules, regulations, liens and assessments of South Suburban Sanitary District; Reservations and restrictions contained in deed recorded Sept. 28, 1949, in Vol. 234, page 248, Records of Klamath County, Oregon; Easements and rights of way of record and those apparent on the land, if any; Reservations and restrictions contained in the dedication of Third Addition to Winema.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 24,000.00.
~~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 14th day of February, 19 73.

(SEAL) Larry R. Comer (SEAL)
(SEAL) Frances J. Comer (SEAL)

STATE OF OREGON, County of Klamath ss. February 19th, 1973.
Personally appeared the above named Larry R. Comer and Frances J. Comer (formerly Frances J. Wagner)

and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Gerald V. Brown
Notary Public for Oregon.
My commission expires 11-12-74

After recording return to:

First Federal Savings Loan
2943 South 6th
Klamath Falls, Oregon
97601

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 28 day of February, 19 73, at 11:31 o'clock P.M. and recorded in book 2089 on page 2089 Record of Deeds of said County.

Witness my hand and seal of County affixed.
Wm. D. Milne

By Cynthia Campbell County Clerk-Recorder
Deputy