

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT Mel Stewart (owner of an undivided one-half interest); and Melvin L. Stewart and Mary Lou Stewart, husband and wife, (owners of an undivided 1/2 interest) hereinafter known as grantors, for the consideration hereinafter stated have bargained and sold, and by these presents do grant, bargain, sell and convey unto Dimon B. Layton and Carolyn Layton,

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

Lot 9 in Block 1 of BANYON PARK, Tract 1003, according to the official plat thereof, records of Klamath County, Oregon.

Subject to: Liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, easements, contracts, water and irrigation rights in connection therewith; Rules, regulations, liens and assessments of South Suburban Sanitary District; Reservations and restrictions contained in deed recorded October 28, 1948, in Deed Volume 226, page 191, Records of Klamath County, Oregon; 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 \$ 22,500.00. 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 7th day of March, 1973

Mel Stewart
Mel Stewart

(SEAL)

Melvin L. Stewart
Melvin L. Stewart

(SEAL)

(SEAL)

Mary Lou Stewart
Mary Lou Stewart

(SEAL)

STATE OF OREGON, County of Klamath) ss. March 12, 1973

Personally appeared the above named Mel Stewart (owner of an undivided 1/2 interest); and Melvin L. Stewart and Mary Lou Stewart, husband and wife, (owner of an undivided 1/2 interest) and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Donald V. Brown

Notary Public for Oregon.

My commission expires 11-12-74

After recording return to:

First Federal

2943 So 6th

Klamath Falls, Oregon

97601

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 13 day of MARCH, 1973, at 11:10 o'clock AM., and recorded in book M. 73 on page 2639 Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

By *Hazel Drayton* County Clerk-Recorder

Deputy

FEE \$ 2.00

K.