

7450

A-22825

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2770

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT ROY A. KULSCAR and ODILE J. F. KULSCAR,

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

KENNETH W. MILLER and DORIS M. MILLER,

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

Lot 20 of Lloyd's Tracts, according to the official plat thereof on file in the records of Klamath County, Oregon.

Subject to: Liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, contracts, easements, water and irrigation rights in connection therewith; Rules, regulations, liens and assessments of South Suburban Sanitary District; Reservations and restrictions contained in the dedication of Lloyd's Tracts; Setback lines as shown on the plat of Lloyd's Tracts; Easements and rights of way of record and those apparent on the land, if any; Trust Deed for First Federal Savings and Loan Association of Klamath Falls, Oregon, beneficiary, recorded Nov. 18, 1965, Vol. M65, page 3800, 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 17,000.00
~~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 15th day of March, 19 73

(SEAL)

(SEAL)

STATE OF OREGON, County of Klamath) ss. March 15, 19 73
 Personally appeared the above named Roy A. Kulscar and Odile J. F. Kulscar,
 husband and wife,
 and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

James D. Milne
 Notary Public for Oregon.
 My commission expires 10-25-74

After recording return to:

FESSA

540 Main

Klamath 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 16th day of March, 19 73, at 10:02 o'clock A. M., and recorded in book M73 on page 2770 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

Miller
 4350 Lawrence

K.F.O. - ca 2.00 K.F.