

74525

M13

3112

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture ²⁸⁻⁴⁴³⁸ Witnesseth, THAT JOSEPH M. DURRELL and NANCY L. DURRELL, 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 DONALD LEROY OVERSTREET and ANITA JEAN OVERSTREET, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

The North 15 feet of Lot 20 and the South 45 feet of Lot 21, 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 Tonatee Homes; Conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument recorded June 11, 1959, in Book 313, page 290, Deed Records; (Paragraphs 4 and 5 of said restrictions modified by instrument recorded June 17, 1959 in Deed Vol. 313 at page 355); Set back provisions as delineated on the recorded plat; Utility easements as delineated on the recorded plat 10 feet along back lot lines; 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 \$ 15,900.00 .
~~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 23d day of February, 19 73

(SEAL) *Joseph M. Durrell* (SEAL)

(SEAL) *Nancy L. Durrell* (SEAL)

WASHINGTON
 STATE OF ~~WASHINGTON~~ County of Spokane) ss. February 3rd 19 73
 Personally appeared the above named Joseph M. Durrell and Nancy L. Durrell, husband and wife,
 and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

R. E. Lowell
 Notary Public for ~~Oregon~~ Washington
 My commission expires Aug 3, 1973

After recording return to:

1st Bank Mortgage
Lloyd Bldg Suite 480
Multnomah 700
Portland, Oregon 97205

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 23 day of March, 19 73, at 11:38 o'clock A. M., and recorded in book 3112 on page 3112. Record of Deeds of said County.

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

By *Cynthia A. Milne* County Clerk-Recorder
 Deputy

Fee \$2.00

MAR 26 11 30 AM 1973