

2# 0140179 TA-28-4580

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WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT GEORGE H. ERICKSON,

hereinafter known as grantor, for the consideration hereinafter stated
has bargained and sold, and by these presents does grant, bargain, sell and convey unto

WILLIAM L. MCGOVERN and KAREN J. MCGOVERN,

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

Lot 8 in Block 2, SUNSET VILLAGE.

Subject to: Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District; Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District; Conditions and restrictions, set back lines and utility easements as shown on the Plat of Sunset Village; Conditions and restrictions imposed by Declaration of Conditions and Restrictions, recorded May 29, 1967, in M-67, page 4004 and modification thereof, recorded January 10, 1968 in M-68 at page 205 and M-68 at page 210; 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 \$ 22,000.00
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 grantor does hereby covenant, to and with the said grantees, and their assigns, that he is the owner in fee simple of said premises; that they are free from all incumbrances, except those above set forth, and that he will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, he has hereunto set his hand and seal
this 28th day of March, 1973

(SEAL) *George H. Erickson* (SEAL)

(SEAL) (SEAL)

STATE OF OREGON, County of Klamath) ss. March 29, 1973
Personally appeared the above named George H. Erickson,

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

Before me:

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

After recording return to:

FB-2
2943 S. 6th St

STATE OF OREGON,)
County of Klamath) ss.

I certify that the within instrument was received for record on the 30 day of March, 1973, at 10:53 o'clock A.M., and recorded in book M-73 on page 3680. Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

By *Hayes D. Hayes* County Clerk-Recorder
Deputy

FEE \$ 2.00

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