

A-22951

75782

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WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT HAROLD L. JENSEN and EILEEN C. JENSEN, 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

ALFRED B. STEPHENS and EVELYN I. STEPHENS, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

Lot 12 of LAMRON HOMES, 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, easements, contracts, 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 Lamron Homes; Declaration of Restrictive Covenants of Lamron Homes, recorded July 28, 1958, in Deed Vol. 301, page 369, and recorded March 19, 1959, in Deed Vol. 310, page 638, Records of Klamath County, Oregon; Easements and rights of way of record and apparent on the land, if any.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$27,500.00. 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 20th day of April, 1973.

Harold L. Jensen (SEAL) (SEAL)
Eileen C. Jensen (SEAL) (SEAL)

STATE OF OREGON, County of Klamath ss. April 25, 1973.
Personally appeared the above named Harold L. Jensen and Eileen C. Jensen, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

[Signature]
Notary Public for Oregon.
My commission expires 8-27-73

After recording return to:

Mrs. Alfred B. Stephens
5707 Larry Avenue
Klamath Falls, Oregon

STATE OF OREGON,
County of KLAMATH ss.

I certify that the within instrument was received for record on the 25 day of April, 1973, at 2:16 o'clock p M., and recorded in book 1173 on page 4934 Record of Deeds of said County.

Witness my hand and seal of County affixed.

M. D. MINE County Clerk-Recorder
By Hazel Drayle Deputy

FFE \$ 2.00

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