

75079

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WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

28-4847

This Indenture Witnesseth, THAT DAVID W. MOORE and JOANN MOORE, 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
 PAUL YERKOVICH and IONA K. YERKOVICH,

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

Lot 36 of ELMWOOD PARK.

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; Easements and rights of way of record and apparent on the land, if any; and to a Trust Deed for beneficiary United States National Bank of Oregon, dated Aug. 25, 1972, recorded Aug. 29, 1972, in Book M-72 at page 9694, Microfilm Records, 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.

MAY 2 13 PM 1973

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 18,500.00
~~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 owner s 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 hand s and seal s
 this 1st day of May, 19 73

(SEAL) David W. Moore (SEAL)
 (SEAL) Joann Moore (SEAL)

STATE OF OREGON, County of Klamath ss. May 2, 19 73
 Personally appeared the above named David W. Moore and Joann Moore, husband and wife,

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

Marlene T. Addington
 Notary Public for Oregon
 My commission expires 3-21-77

Before me:

Marlene T. Addington
 Notary Public for Oregon
 My commission expires 3-21-77

After recording return to:
Mr. & Mrs. Paul Yerovich
1520 California
Klamath Falls Oregon 97601

STATE OF OREGON,
 County of KLAMATH ss.

I certify that the within instrument was received for record on the 2nd day of May, 19 73, at 3:55 o'clock P.M., and recorded in book M-73 on page 5267 Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

County Clerk-Recorder

By Hazel Draper Deputy

FEE \$ 2.00

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