

A-22995

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## WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT DONALD M. CLARK and SHIRLEY L. CLARK, 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 TERREL E. STEARMAN and LEE K. STEARMAN, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

Lot 15 and the North 15 feet of Lot 16 in Block 11 of FOURTH ADDITION TO WINEMA GARDENS, according to the official plat thereof on file in the records of Klamath County, Oregon.

Subject to: Liens and assessments of Klamath Project and Enterprise Irrigation District, and regulations, easements, contracts, water and irrigation rights in connection therewith; Any unpaid charges or assessments of Enterprise Irrigation District; Rules, regulations, liens and assessments of South Suburban Sanitary District; Reservations and restrictions contained in deed recorded July 13, 1951, in Vol. 248, page 397, Deed Records of Klamath County, Oregon; Easements and rights of way of record and apparent on the land; Reservations and restrictions contained in the dedication of Fourth Addition to Winema Gardens; Mortgage, including the terms and provisions thereof, dated Jan. 19, 1971, recorded Jan. 19, 1971, in Vol. M71, page 458, Microfilm Records of Klamath County, Oregon, to First Federal Savings and Loan Association of Klamath Falls, Oregon, which said Mortgage 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 \$ 33,000.00. 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 27th day of April, 1973.

*Donald M. Clark* (SEAL) *Shirley L. Clark* (SEAL)

STATE OF OREGON, County of Klamath ss. May 8th, 1973.  
Personally appeared the above named Donald M. Clark and Shirley L. Clark, husband and wife,  
and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

*Shirley L. Clark*  
Notary Public for Oregon  
My commission expires 8-5-75

After recording return to:

*Terrell Stearman*  
2544 Union #18  
K. Falls

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 8th day of May, 1973, at 4:33 o'clock P. M., and recorded in book M. 73 on page 5565 Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE County Clerk-Recorder  
By *Hazel Wragg* Deputy

FEF \$ 2.00