

A-22882

76405

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WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT LeRoy Brown and Bessie L. Brown, 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 William C. Brown and Helen M. Brown, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

Lot 6 in Block 105 of Buena Vista Addition to the City of Klamath Falls, according to the official plat thereof on file in the records of Klamath County, Oregon, saving and excepting therefrom that portion conveyed to State of Oregon, by and through its State Highway Commission, by deed recorded November 4, 1955, Deed Vol. 279, page 45, and recorded March 13, 1959, Deed Vol. 310, page 477, Records of Klamath County, Oregon.

Subject to: Access Restrictions, including the terms and provisions thereof, contained in deeds to State of Oregon, by and through its State Highway Commission, recorded Nov. 4, 1955, in Deed Vol. 279, page 45, and recorded March 13, 1959, in Deed Vol. 310, page 477, 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 \$12,400.00. 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 hands and seals this 5th day of April, 1973

LeRoy Brown (SEAL) Bessie L. Brown (SEAL)  
(SEAL) (SEAL)

STATE OF OREGON, County of Klamath ss. April 5, 1973  
Personally appeared the above named LeRoy Brown and Bessie L. Brown, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Notary Public for Oregon.  
My commission expires 8-5-78

After recording return to:  
Mr + Mrs William C. Brown  
740 California Ave  
Klamath Falls, Oregon

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 11th day of May 1973, at 10:08 o'clock A.M., and recorded in book M-73 on page 5798 Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE  
By Hazel Drayle County Clerk-Recorder  
Deputy

FEE \$ 2.00