

01-09316 28-4660  
76685

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WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT EVERETT L. LEACH and PATRICIA C. LEACH, 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 VIRGIL L. WELLS and MARY A. WELLS, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

Lots 20 and 21, Tract 1038, a Resubdivision of Lots 10 thru 15 in Block 1, of "MIDLAND HILLS ESTATES".

Subject to: Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin as shown on the recorded plat of Midland Hills Estates, subject to a 25 foot building set back along street and a public utility easement per plat, (affects Westerly 8 feet and Southerly 16 feet of subject property); Conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument recorded April 29, 1970, in Book M-70, page 3339, Microfilm Records; 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 \$ 28,500.00  
~~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 11th day of May, 1973  
(SEAL) *Everett L. Leach* (SEAL)  
(SEAL) *Patricia C. Leach* (SEAL)

STATE OF OREGON, County of Klamath ) ss. May 10, 1973.  
Personally appeared the above named Everett L. Leach and Patricia C. Leach, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

*James D. Bouchi*  
Notary Public for Oregon.  
My commission expires 10-25-74

After recording return to:

77512  
540 Main  
City

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 21 day of May, 1973, at 4:00 o'clock P.M., and recorded in book M-73 on page 6147. Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE  
County Clerk—Recorder  
By *Hazel Dray* Deputy  
FEE \$ 2.00

76731  
VA Form 24-4355 (Home Loan)  
July 1964. Use Optional. Section  
1810, Title 38, U.S.C. Acceptable  
to Federal National Mortgage  
Association.

THIS TRUST DEED, made this  
STEVEN K. BLY

8-0140217