

77912

Vol. <sup>m</sup> 73 Page 7720

27-5 045

## WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT JIMMIE LEE HARGROVE and SHARON LEE HARGROVE,

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

JOE C. PHILLIPS and IRIS R. PHILLIPS

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

Lot 22 in Block 5, Tract 1037 known as FIFTH ADDITION TO SUNSET VILLAGE, Klamath County, Oregon.

SUBJECT TO: Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District; Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District; Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin as shown on the recorded plat of Fifth Addition to Sunset Village; Conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof, recorded June 13, 1972, in Book M-72 at page 6318, Microfilm Records; Set back provisions as delineated on the recorded plat 25 feet from front lot line and 5 feet from side of lot line and 20 feet along arterial street; Utility easements as delineated on the recorded plat along rear lot line and being 8 feet in width; Easements and rights of way of record and those apparent on the land, if any.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 31,500.00  
~~Strike out the above when not applicable~~  
 (Strike out the above when not applicable)

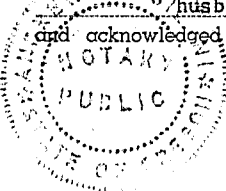
TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantees as an estate by the entirety. And the said grantors do hereby covenant, to and with the said grantees, and their assigns, that they are the owners in fee simple of said premises; that they are free from all incumbrances, 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 31st day of June 1973.

(SEAL)

(SEAL)

STATE OF OREGON, County of Klamath ) ss. June 1, 1973  
 Personally appeared the above named Jimmie Lee Hargrove and Sharon Lee Hargrove, husband and wife



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

Before me:

Andrew A. Silsby  
 Notary Public for Oregon  
 My commission expires March 13, 1974

After recording return to:

Western Bank

P.O. Box 1149

Klamath Falls, Ore.

STATE OF OREGON,

County of Klamath

ss.

I certify that the within instrument was received for record on the 19 day of June 1973, at 3:30 o'clock M., and recorded in book M-73 on page 7720. Record of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk—Recorder

Deputy

Fee 2.00

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

JUL 19 3 30 PM 1973