

A-23135

78196

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WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT ROBERT H. BROWN and MARY 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

JAMES A. PICARD and DOLORES PICARD,

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

Lot 2 and the North 14 feet of Lot 3 in Block 3 of FIRST ADDITION TO MOYINA MANOR, according to the official plat thereof on file in the office of County Clerk, Klamath County, Oregon.

SUBJECT TO: Rules, regulations, and assessments of South Suburban Sanitary District; Reservations and restrictions contained in the dedication of First Addition to Moyina Manor; 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 \$ 35,300.00  
 (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 9<sup>th</sup> day of June 1973

*Robert H. Brown* (SEAL)  
*Mary L. Brown* (SEAL)

STATE OF OREGON, County of Klamath ) ss. June 9, 1973  
 Personally appeared the above named Robert H. Brown and Mary L. Brown,  
 husband and wife,

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

Before me:

*William D. Milne*  
 Notary Public for Oregon.  
 My commission expires 7-5-76

After recording return to:

*First Federal*  
 540 Main  
 Klamath Falls, Oregon  
 97601

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 26 day of June, 1973, at 4:06 o'clock P. M. and recorded in book M-73 on page 8071. Record of Deeds of said County.

Witness my hand and seal of County affixed.  
 Wm. D. Milne

By *Harold Drayton* County Clerk—Recorder  
 Deputy

fee 2.00