

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY 28-5163

This Indenture Witnesseth, THAT EDDIE L. HARVEY and IRMGARD I. HARVEY, 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 E. HENDERSON and ETHEL R. HENDERSON, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

Lot 13 in Block 2 of KELENE GARDENS.

Subject to: Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District; Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District; Restrictions, including the terms and provisions thereof, in the Dedication and on the Plat of Kelene Gardens; Building and use conditions and restrictions, as disclosed by an instrument recorded October 14, 1959, in Deed Volume 316 at page 445; Temporary and/or perpetual Warranty Clearance Easement granted to United States of America recorded July 16, 1964, in Deed Volume 354 at page 499; Easements and rights of way of record or apparent on the land, if any; and to real property taxes for fiscal year commencing July 1, 1973, which are now a lien but not yet payable.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 21,900.00
~~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 hand s and seal s this 12th day of July, 1973

(SEAL)

(SEAL)

STATE OF OREGON, County of Klamath) ss. July 17th, 1973
 Personally appeared the above named Eddie L. Harvey and Irmgard I. Harvey, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

William D. Goehner
 Notary Public for Oregon.
 My commission expires 11/25/76

After recording return to:
 James E. Henderson
 2318 California Avenue
 City 97601

STATE OF OREGON,
 County of Klamath) ss.

I certify that the within instrument was received for record on the 16 day of JULY, 1973, at 11:32 o'clock A.M., and recorded in book M 73 on page 9149 Record of Deeds of said County.

Witness my hand and seal of County affixed.

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

FEE \$ 2.00

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

JUL 18 11 34 AM 1973