

01-09372

28-5307

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79030

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

SAMMY DENTON GRANGE and BETTY ANN GRANGE,

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

Lot 15 in Block 5 of Tract 1022 known as FOURTH ADDITION TO
SUNSET VILLAGE.

Subject to: Regulations, including levies, assessments, water
and irrigation rights and easements for ditches and canals, of
the 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 in Fourth Addition to Sun-
set Village; Conditions and restrictions, but omitting restric-
tions, if any, based on race, color, religion or national origin,
imposed by instrument recorded June 7, 1971, in Book M-71 at page
5502, Deed Records; Set back provisions as delineated on the re-
corded plat 25 feet from Northwesterly lot line; Utility easements
as delineated on the recorded plat 8 feet along Southeasterly lot
line; Easements and rights of way of record or apparent on the
land; Real property taxes for fiscal year 1973-74 which are now a
lien but not yet payable.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 27,000.00
~~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 6th day of July, 1973

(SEAL)

(SEAL)

STATE OF OREGON, County of Klamath

) ss.

July 10, 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:

James D. Bocchi
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 re-
ceived for record on the 10 day of JULY
1973, at 11:40 o'clock A.M., and recorded in book
M-73 on page 9156. Record of Deeds of
said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

County Clerk-Recorder

By

Daryl Drazin

Deputy

FEE \$ 2.00