

79369

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WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT WOODROW W. CAVE and ROBERTA E. CAVE, 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 LONNIE M. JONES, JR. and BARBARA L. JONES, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

Lot 6 in Block 2 of HENLEY ACRES.

Subject to: Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District; Waiver of Riparian Rights as set forth in an instrument recorded Oct. 19, 1902, from E. S. Phillips, et ux., to United States of America in Deed Volume 25 at page 185; Reservations and restrictions as set forth on the plat and in the dedication of Henley Acres; Utility easements as delineated on the recorded plat 16 feet along South and Northerly lot lines; Set back provisions as delineated on the recorded plat, 20 feet from front lot line; Easements and rights of way of record and apparent on the land, if any; and to taxes for fiscal year 1973-1974 which are now a lien but not yet payable;

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 4,500.00
~~However, the actual consideration includes other property which is part of the consideration.~~
 (Strike out the above when not applicable)

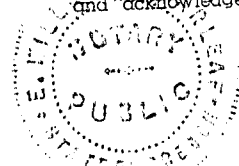
TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantees as an estate by the entirety. And the said grantors do hereby covenant, to and with the said grantees, and their assigns, that they are the owners in fee simple of said premises; that they are free from all incumbrances, 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 2nd day of July, 1973.

(SEAL)

(SEAL)

STATE OF OREGON, County of Klamath) ss. July 3, 1973
 Personally appeared the above named Woodrow W. Cave and Roberta E. Cave,
 husband and wife,
 and acknowledged the foregoing instrument to be their voluntary act and deed.



Before me:

Notary Public for Oregon
 My commission expires 1/1/77

After recording return to:

CEDARHURST REAL ESTATE
 3929 S. 6TH ST
 KLAMATH FALLS, ORE

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 25th day of July 1973, at 4:36 o'clock P. M., and recorded in book M73 on page 9593 Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE,

By

County Clerk-Recorder

Deputy

fcc 4202