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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

JAMES I. GRIFFITH and FRIEDA A. GRIFFITH, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

Lot 11 in Block 7, Tract #1037, known as FIFTH ADDITION TO SUNSET VILLAGE, Klamath County, Oregon.

SUBJECT TO: Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District; Contract and/or lien for irrigation and/or drainage; Easements and rights of way of record and those apparent on the land, if any; 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; Instrument recorded June 13, 1972 in Book M-72 at page 6318, Microfilm Records of Klamath County, Oregon, but omitting restrictions, if any, based on race, color, religion or national origin; Set back provisions as delineated on the recorded plat, 25 feet from front lot line and 5 feet from side 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; Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 30,500.00
~~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 May 19 73.
(SEAL) Jimmie Lee Hargrove (SEAL)
(SEAL) Sharon Lee Hargrove (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:
FFS+L

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 received for record on the 2nd day of August, 1973, at 11:03 o'clock A. M., and recorded in book 73 on page 10006. Record of Deeds of said County.

Witness my hand and seal of County affixed.

By Hazel Drayle County Clerk-Recorder
Deputy

FFS 2.00