

80037

28-5544

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT JAMES T. MITCHELL and WILLA D. MITCHELL, husband and wife; and HARVEY J. FORSTER and MURIEL FORSTER, 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 HARLEY D. COLE and MADELOE R. COLE,

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

Lot 706 in Block 129, MILLS ADDITION to the City of Klamath Falls, Klamath County, Oregon.

Subject to: Easements and rights of way of record or apparent on the land, if any; real property taxes for fiscal year commencing July 1, 1973, which are now a lien but not yet payable; and to a Trust Deed, including the terms and provisions thereof, for beneficiary, State of Oregon Public Employees Retirement System, by instrument recorded April 19, 1963, in Mortgage Vol. 216, page 577, and which said Trust Deed grantees hereby expressly assume and agree to pay according to the tenor thereof as same becomes payable and the note accompanying it.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 15,000.00
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 7th day of August, 1973

Harvey J. Forster (SEAL) James T. Mitchell (SEAL)
Muriel Forster (SEAL) Willa D. Mitchell (SEAL)

STATE OF OREGON, County of Klamath ss.
Personally appeared the above named James T. Mitchell and Willa D. Mitchell, husband and wife; and Harvey J. Forster and Muriel Forster, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Wm. D. Buckner
Notary Public for Oregon.
My commission expires 11/25/76

After recording return to:
Harley D. Cole
2530 Applegate Street
City 97601

STATE OF OREGON,
County of Klamath ss.

I certify that the within instrument was received for record on the 10 day of August, 1973 at 11:05 o'clock A.M., and recorded in book M-73 on page 10572 Record of Deeds of said County.

Witness my hand and seal of County affixed.
Wm. D. Milne
County Clerk-Recorder
By Hazel Drayton Deputy

fee 2.00

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