

A-22648

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WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT MARK K. BEEMAN and SANDRA R. BEEMAN, 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 JOHN D. HUNT and DIANA S. HUNT, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

The Westerly 78 feet of Lot 1 in Block 30 of Hillside Addition to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the records of Klamath County, Oregon, TOGETHER WITH that portion of the South half of vacated Donald Street adjoining said property on the North.

Subject to: Easements and rights of way of record or apparent on the land; real property taxes for fiscal year commencing July 1, 1973, which are now a lien but not yet payable; and to a Trust Deed for beneficiary First National Bank of Oregon, dated and recorded Sept. 3, 1971, in Vol. M71, page 9385, Microfilm Records of Klamath County, Oregon, 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 \$ 17,400.00
~~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 23d day of August, 1973

STATE OF OREGON, County of Lane ss. Mark K. Beeman (SEAL)
Personally appeared the above named Sandra R. Beeman (SEAL)
husband and wife, August 27, 1973
and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Mabel Hoffman
Notary Public for Oregon.
My commission expires 5-11-74

After recording return to:

Mr. & Mrs. Richard Hunt
1345 Johnson St
City

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

STATE OF OREGON, } ss.
County of KLAMATH }

I certify that the within instrument was received for record on the 28th day of AUGUST, 1973, at 3:21 o'clock P.M., and recorded in book M-73 on page 11651. Record of Deeds of said County.

Witness my hand and seal of County affixed.
WM. D. MILNE
County Clerk-Recorder

By Hazel Drazic Deputy
FEE \$ 2.00