

81493

Vol. ^m 73 Page 12494

28-5777

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT HOWARD J. CARRELS and PATTI J. CARRELS, 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 untoJOHN J. PLANT and JUDY ANN PLANT,
husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

Lot 1 in Block 1, SUNSET VILLAGE.

Subject to: Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of 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 of Sunset Village; Conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument recorded May 29, 1967 in Book M-67, page 4004 and modifications thereof, recorded January 10, 1968, in Book M-68 at page 205 and Book M-68 at page 210, Microfilm Records; Easements and rights of way of record or apparent on the land, if any; and to real property taxes for fiscal year commencing July 1, 1973, which are now a lien but not yet payable.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 38,000.00
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 5th day of September, 19 73
(SEAL) *Howard J. Carrels* (SEAL)
(SEAL) *Patti J. Carrels* (SEAL)

STATE OF OREGON, County of Klamath) ss.
Personally appeared the above named Howard J. Carrels and Patti J. Carrels,
husband and wife,
and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Stella Wecklinger
Notary Public for Oregon
My commission expires Aug 20, 1977

After recording return to:

John J. Plant
5803 Southgate Drive
City 97601

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 17th day of September, 1973, at 11:25 o'clock A. M., and recorded in book M 73 on page 12194. Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

By *Harold Drayton* Deputy
FEE \$ 2.00