

28-5707

81664

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WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT RAYMOND E. WIELAND and JANET C. WIELAND,

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 B. BROWN and MONICA L. BROWN,

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

Lot 72 MERRYMAN'S REPLAT of vacated portion of OLD ORCHARD MANOR, in the City of Klamath Falls, Klamath County, Oregon.

Subject to: Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District; Reservations, rights, conditions and easements as shown on the Plat and in the Dedication of said Old Orchard Manor and Merryman's Replat of vacated portion of Old Orchard Manor; Easements and rights of way of record or apparent on the land; Declaration of Conditions and Restrictions contained in an instrument recorded February 20, 1951, in Deed Volume 245 at page 361; Reservations, including the terms and provisions thereof, as set forth in deed recorded July 19, 1962 in Deed Volume 339 at page 11, Records of Klamath County, Oregon; 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 \$ 16,500.00
~~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 14th day of September, 1973

(SEAL)

(SEAL)

STATE OF OREGON, County of Klamath, ss. September 19, 1973
 Personally appeared the above named Raymond E. Wieland and Janet C. Wieland, husband and wife,

and acknowledged the foregoing instrument to be their voluntary act and deed.

JAMES W. WESLEY
 Notary Public for Oregon
 My commission expires

Before me:

James W. Wesley
 Notary Public for Oregon
 My commission expires 1-20-76

After recording return to:

Mr. & Mrs. John B. Brown
 1035 Applewood St.
 Klamath Falls, Oregon

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 19th day of SEPTEMBER 1973, at 3:30 o'clock P.M., and recorded in book M-73 on page 12734. Record of Deeds of said County.

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

By *Hayden Drazil* County Clerk-Recorder
 Deputy
 FEE \$ 2.00