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WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

28-56.36

This Indenture Witnesseth, THAT ROLLIN FILLMORE and JOAN M. FILLMORE, 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 KALAYJIAN and MARCELLA B. KALAYJIAN, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

Tract 76, PLEASANT HOME TRACTS NO. 2.

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; Terms and provisions as set forth in deed recorded December 2, 1964, in Deed Volume 358 at page 49; 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 for beneficiary, First National Bank of Oregon, dated Dec. 1, 1964, recorded Dec. 2, 1964, in Mortgage Vol. 227, page 443, 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 \$ 15,200.00
~~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 17th day of September, 19 73

(SEAL)

Rollin Fillmore (SEAL)

(SEAL)

Joan M. Fillmore (SEAL)

STATE OF OREGON, County of Klamath,) ss. September 17th, 19 73
 Personally appeared the above named Rollin Fillmore and Joan M. Fillmore,
 husband and wife,
 and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Therese D. Goeckner
 Notary Public for Oregon.
 My commission expires 11/25/76

After recording return to:

TRANSAMERICA TITLE INSURANCE CO.
 600 MAIN ST
 KLAMATH FALLS, OREGON 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 21st day of SEPTEMBER, 19 73, at 11:06 o'clock A.M., and recorded in book M-73 on page 12826 Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

By Hazel Craig County Clerk-Recorder
 Deputy
 FEE \$ 2.00

SEP 21 11 AM 1973

before
 name
 known
 acknowledged