

82218

WARRANTY DEED TO CREATE ESTATE IN THE ENTIRETY

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This Indenture Witnesseth, THAT Claudis R. Middaugh and LaRae A. Middaugh, husband and wife,

hereinafter known as grantor s for and in consideration of the sum of ----- -Ten and no-100ths- ----- Dollars, to them paid, have bargained and sold, and by these presents do grant, bargain, sell and convey unto Aubrey Guy Spears and Oletta Cecile Spears, husband and wife, the following described premises, situated in Klamath County, Oregon, to-wit:

Beginning at a point in the westerly line of Third Street, 38 feet in a north-westerly direction from the most easterly corner of Lot 10, Block 27, FIRST ADDITION to the City of Klamath Falls, Oregon; thence running in a southwesterly direction parallel with Grant Street, 70 feet; thence in a northwesterly direction parallel with Third Street 36 feet; thence in a northeasterly direction parallel with Grant Street, 70 feet to the westerly line of Third Street; thence in a southeasterly direction 36 feet to the place of beginning, being a portion of Lots 9 and 10 in Block 27, First Addition to the City of Klamath Falls, Oregon,

Subject to mortgage from grantors to First Federal Savings and Loan Association of Klamath Falls, recorded November 17, 1958 in Vol. 186 at page 320 of Klamath County Mortgage Records, which mortgage grantees expressly assume and agree to pay as the same becomes due.

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantees as an estate by the entirety. And the said grantor s 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 as 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 seal s this 30th day of June 19 61 .

STATE OF OREGON, }
County of Klamath } ss.

Claudis R. Middaugh (SEAL)
La Rae A. Middaugh (SEAL)

(SEAL)

BE IT REMEMBERED, That on this 30th day of June A. D. 19 61, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Claudis R. Middaugh and LaRae A. Middaugh, husband and wife, who are known to me to be the identical persons described in and who executed the within instrument, and acknowledged to me that they executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal the day and year last above written.

From Office of
GANONG & GANONG
First Federal Building
Klamath Falls, Oregon

Henry E. Stiles
Notary Public for Oregon.
My Commission Expires April 20, 1965

Re: *Bain & Bain*
210 Bain St
195.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Read W. Willard

this 4th day of October A. D. 19 73 at 4:20 o'clock PM, and

duly recorded in Vol. M 73, of Deeds on Page 13465

Wm D. MILNE, County Clerk

By *Hazel Dray*

Fee 2.00

1973 OCT 4 4 20 PM