

82219

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WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT AUBREY GUY SPEARS and OLETTA CECILE SPEARS, 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 READ W. WILLARD and ROSALIND I. WILLARD, husband and wife, grantees, 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 northwesterly 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 to First Federal Savings and Loan Association of Klamath Falls, Oregon, 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.

ALSO SUBJECT TO: Taxes for the current fiscal year, 1970-71, which are a lien but not yet payable.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 4,269.00. 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 on estate by the entirety. And the said grantors do hereby covenant, to and with the said grantees, and their assigns, that they are the owner s in fee simple of said premises; that they are free from all incumbrances, except as above set out, and that they will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, grantors have hereunto set their hand s and seal s this 29th day of September 19 70

(SEAL) Aubrey G. Spears (SEAL)

(SEAL) Oletta C. Spears (SEAL)

STATE OF OREGON, County of Klamath) ss. October 2, 19 70
Personally appeared the above named AUBREY GUY SPEARS and OLETTA CECILE SPEARS, husband and wife,

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

Before me:

Bernice D. Knapp
Notary Public for Oregon.
My commission expires 3-13-72

After recording return to:

Bainin & Bainin
210 Bainin Bldg
KLF

From the Office of
GANONG, GANONG & GORDON
First Federal Building
Klamath Falls, Oregon 97601

STATE OF OREGON,
County of Klamath) ss.

I certify that the within instrument was received for record on the 4th day of October, 1973, at 4:21 o'clock P. M., and recorded in book M 73 on page 13466. Record of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne
By Hazel Krugel County Clerk-Recorder
Deputy

Fee 2.00