

82463

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WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

28-5940

This Indenture Witnesseth, THAT ERVING L. JONES and EDNA G. JONES, 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 HOWARD MATHIAS LARMAN, JR. and MARY LEE LARMAN, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

Lot 10 of TONATEE HOMES.

Subject to: Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District; Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District; Reservations, restrictions, conditions, easements and building set back lines as shown on the plat and in the dedication of Tonatee Homes; Building and use restrictions recorded June 11, 1959 in Vol. 313 at page 290, Deed Records of Klamath County, Oregon, paragraphs 4 and 5 of the above restrictions modified by instrument recorded June 17, 1959, in Vol. 313, page 355, Deed Records of Klamath County, Oregon; 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 \$ 17,900.00
~~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 owner s 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 12th day of October, 1973
Erving L. Jones (SEAL) *Edna G. Jones* (SEAL)
 (SEAL) (SEAL)

STATE OF OREGON, County of Klamath) ss. October 12th, 1973
 Personally appeared the above named Erving L. Jones and Edna G. Jones,
 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:

Mrs. M. L. Larmann
4328 Fargo
Klamath Falls, Oregon 97601

STATE OF OREGON,

County of KLAMATH } ss.

I certify that the within instrument was received for record on the 12 day of OCTOBER, 1973, at 1:57 o'clock PM, and recorded in book M 73 on page 13775 Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

By *Hazel Dragic* County Clerk—Recorder
 Deputy

FEE \$ 2.00

From the Office of
 GANONG, SISEMORE & ZAMSKY
 538 Main Street
 Klamath Falls, Oregon 97601