

82481

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## WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT DELBERT L. ALBIN and KATHLEEN L. ALBIN,

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  
 JOSEPH V. HEGARTY and LOIS HEGARTY,

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

Lot 2 in Block 7, RIVER PINE ESTATES, according to the official  
 plat thereof on file in the records of Klamath County, Oregon.

Subject to: Acreage and use limitations under provisions of the  
 United States Statutes and regulations issued thereunder; All  
 contracts, water rights, proceedings, taxes and assessments relating  
 to irrigation, drainage and/or reclamation of said lands, and all  
 rights of way for roads, ditches, canals, and conduits, if any of  
 the above there may be; Easements and rights of way of record or  
 apparent on the land; Access Restrictions and other terms and pro-  
 visions contained in deeds recorded June 20, 1952, Deed Vol. 255,  
 page 329, and recorded June 10, 1952, Deed Vol. 257, page 539,  
 Records of Klamath County, Oregon; Building and Use Restrictions  
 for River Pine Estates recorded July 14, 1965, Deed Vol. 363, page  
 180, Records of Klamath County, Oregon; Right of Way for the Walker  
 Basin Canal as shown on the plat of River Pine Estates; 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 \$1,750.00.  
~~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 27th day of September, 1973.

(SEAL)

(SEAL)

STATE OF OREGON, County of Lane ) ss. October 4<sup>th</sup>, 1973  
 Personally appeared the above named Delbert L. Albin and Kathleen L. Albin,

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

Before me:

*Att. Buller*  
 Notary Public for Oregon.  
 My commission expires July 1, 1976

After recording return to: ☒

J. V. HEGARTY  
 214 N. 1000 EAST  
 OREM, UTAH  
 84057

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 re-  
 ceived for record on the 15 day of Oct.  
 1973, at 11:23 o'clock A.M., and recorded in book  
 M-73 on page 13789 Record of Deeds of  
 said County.

Witness my hand and seal of County affixed.  
 Wm. D. Milne

By *Harold L. Drazic* County Clerk-Recorder  
 Deputy

2.00