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Vol 73 14206

## WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT ROCKY R. LYONS and SHIRLEY E. LYONS, 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 ROGER G. WELTY and PEGGY M. WELTY;

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

The South 70 feet of Lots 45, 46, 47 and 48 in Block 8, ST. FRANCIS PARK.

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; the right is reserved to conduct water through ditches and pipes for irrigation, domestic or drainage purposes across all street, alleys, boulevards and lots; Reservations and restrictions as shown in deed recorded March 24, 1942 in Book 146 at page 187, Deed Records; 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. 21, 1972, recorded Jan. 5, 1973, in Book M-73 at page 203, Microfilm Records, 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 \$ 16,894.36.  
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 18th day of September, 1973.

(SEAL)

Rocky R. Lyons

(SEAL)

(SEAL)

Shirley E. Lyons

(SEAL)

STATE OF OREGON, County of Klamath ) ss. September 19, 1973

Personally appeared the above named Rocky R. Lyons and Shirley E. Lyons, husband and wife,

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

Before me:

Notary Public for Oregon.

My commission expires May 26, 1976.

After recording return to:

First National Bank of Oregon  
South Sixth Street Branch  
2809 South Sixth Street  
Klamath Falls, Oregon 97601

STATE OF OREGON,

County of Klamath

ss.

I certify that the within instrument was received for record on the 20 day of October 1973, at 11:22 o'clock A.M. and recorded in book M-73 on page 14206 Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

County Clerk-Recorder

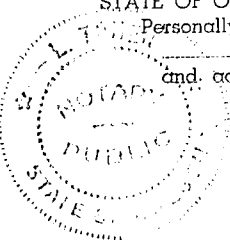
By Hazel J. Dray

Deputy

FEE \$ 2.00

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

OCT 23 11 22 AM 1973



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