

82225

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WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT JAMES T. MITCHELL and WILLA D. MITCHELL, 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 JAMES B. CONROY and MARJORIE M. CONROY, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

Lot 25 and the Westerly 15 feet of Lot 25 in Block 209 in DAPROW ADDITION to the City of Klamath Falls, Klamath County, Oregon.

Subject to: 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; and to a Mortgage for First Federal Savings and Loan Association of Klamath Falls, Oregon, recorded January 7, 1969, in Book H-69, page 155, Microfilm Records, which said Mortgage 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 \$ 25,750.00. 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 as above stated, 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 4th day of September, 1973

(SEAL)

(SEAL)

STATE OF OREGON, County of Klamath) ss. October 19th, 1973
Personally appeared the above named James T. Mitchell and Willa D. Mitchell, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Willa D. Mitchell
Notary Public for Oregon.
My commission expires 11/25/76

After recording return to:
James B. Conroy
5540 Homer Drive
City 97601

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 received for record on the 23 day of OCTOBER, 1973, at 3:35 o'clock P.M. and recorded in book M.73 on page 14225 Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE
County Clerk-Recorder
By *Hayden* Deputy

FEE \$ 2.00