

28-6768
WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT RONALD E. PHAIR and LORRAYNE PHAIR, 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 GARY W. HARGRAVE and BEVERLY J. HARGRAVE, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

Lot 3 in Block 4 of FIRST ADDITION TO KELENE GARDENS.

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; Building and use restrictions of First Addition to Kelene Gardens, as set forth in Deed Volume M-68, page 3337, omitting restrictions herein, if any, based on race, color, religion or national origin; Set-back lines and utility easements as set out on the plat and in the dedication of First Addition to Kelene Gardens. Set back affects front (West) 20 feet and public utility easement affects rear (East) 8 feet; Easements and rights of way of record or apparent on the land, if any; and to a Trust Deed for Washington Heights Federal Savings & Loan Association, by assignment recorded February 19, 1971, in M-71, page 1469, 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 \$ 22,900.00
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 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 26th day of December, 1973
(SEAL) *Ronald E. Phair* (SEAL)
(SEAL) *Lorraine Phair* (SEAL)

STATE OF OREGON, County of Klamath) ss. December 26th, 1973
Personally appeared the above named Ronald E. Phair and Lorraine Phair, husband and wife,
and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Ronald L. Sloan
Notary Public for Oregon.
My commission expires March 3-1975

STATE OF OREGON,) ss.
County of Klamath

I certify that the within instrument was received for record on the 28 day of Dec 1973, at 1:01 o'clock P.M., and recorded in book M-73 on page 16499 Record of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne
County Clerk-Recorder
By *Paula B. Bahr* Deputy

2.00

After recording return to:
Sloan Realty
102 S. 7th
City

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

DEC 28 11:01 AM 1973