

A-24108

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## WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT MELVIN O. SOLBERG,

hereinafter known as grantor, for the consideration hereinafter stated  
has bargained and sold, and by these presents do es grant, bargain, sell and convey unto  
FRANKLIN J. ROYCE and JULIA M. ROYCE,  
husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

The East 35 feet of Lot 22 and the West 30 feet of Lot 23,  
Block 302, Darrow Addition, according to the official plat  
on file in the records of Klamath County, Oregon.

Subject to: Reservations and restrictions recorded November  
14, 1911, in Deed Volume 35, page 237, Records of Klamath  
County, Oregon; Restrictions recorded February 24, 1944, in  
Deed Volume 162, page 483, "except that grantees agree that  
they will not build more than one dwelling house costing not  
less than \$4,000.00 on said lot"; Easements and rights of way  
of record or apparent on the land; and to a Mortgage to First  
Federal Savings and Loan Association of Klamath Falls, recorded  
April 1, 1959, in Deed Vol. 189, page 93, which said mortgage  
grantees hereby expressly assume and agree to pay according to  
the tenor thereof as same becomes payable and the note accompany-  
ing it.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 16,000.00  
~~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 grantor does hereby covenant, to and with the said grantees, and  
their assigns, that he is the owner in fee simple of said premises; that they are free from  
all incumbrances, except those above set forth,  
and that he will warrant and defend the same from all lawful claims whatsoever,  
except those above set forth.

IN WITNESS WHEREOF, he has hereunto set his hand and seal  
this 15th day of January, 1974.

STATE OF OREGON, County of Klamath ) ss.  
Personally appeared the above named Melvin O. Solberg,  
and acknowledged the foregoing instrument to be his voluntary act and deed.

Until a change is requested, all tax state- Before me:  
ments shall be sent to the following address:

2505 Eberlien 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 21 day of January  
1974, at 11:02 o'clock A.M., and recorded in book  
M 71 on page 673. Record of Deeds of  
said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

By Hazel Drayton County Clerk-Recorder  
Deputy

FEE \$ 2.00

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

JAN 21 11 02 AM 1974