

85719

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WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT CLIFFORD J. WRIGHT and LOIS C. WRIGHT, 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 THEODORE D. ABRAM and SUZANNE S. ABRAM, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

The Easterly 50 feet of Lots 12 and 13 in Block 8 of HILLSIDE ADDITION in the City of Klamath Falls, Klamath County, Oregon.

Subject to: Reservations, restrictions, easements and rights of way of record or apparent on the land, if any; and to a Trust Deed for beneficiary, First Federal Savings and Loan Association of Klamath Falls, Oregon, dated June 28, 1973, recorded July 9, 1973 in Book M-73 at page 8749, Mortgage 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 \$25,200.00. 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 aboveset 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 30th day of January, 1974

(SEAL)

(SEAL)

STATE OF OREGON, County of Klamath ) ss. January 30, 1974  
Personally appeared the above named Clifford J. Wright and Lois C. Wright, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

*Harold E. Young*  
Notary Public for Oregon.  
My commission expires Jan 9, 1976

After recording return to:

*Mr + Mrs Theodore D. Abrams*  
*1914 Howell*  
*Klamath Falls, Oregon*  
*97601*

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

Until a change is requested, all statements shall be sent to the following address:

*First Federal Savings & Loan*  
*540 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 5th day of FEBRUARY, 1974, at 11:03 o'clock A. M., and recorded in book 74 on page 1198 Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

*Harold E. Young*  
County Clerk-Recorder  
Deputy

FEE \$ 2.00