

A-24129

85723

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WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT SYBIL G. SHAW,

hereinafter known as grantor, for the consideration hereinafter stated  
 has bargained and sold, and by these presents does grant, bargain, sell and convey unto  
 JAMES F. SUMNER and FLORENCE M. SUMNER,  
 husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

Lot 16 in Block 1 of SUNNYLAND, a subdivision of the South  
 10 acres of Enterprise Tract No. 21, Klamath County,  
 Oregon, according to the official plat thereof on file in  
 the records of Klamath County, Oregon.

Subject to: Liens and assessments of Klamath Project and  
 Klamath Irrigation District, and regulations, easements,  
 contracts, water and irrigation rights in connection there-  
 with; Reservations and restrictions contained in deed re-  
 corded August 25, 1939, on page 204 of Volume 124 of Deeds;  
 all contracts for irrigation and drainage and rights of way  
 for irrigation and drainage ditches and subject to the right  
 to take irrigation water along the East end of said lot for  
 use on other lots in Sunnyland; Easements and rights of way  
 of record or apparent on the land, if any; and "No dwelling  
 costing less than \$2000 shall be erected on this property and  
 all buildings shall be set back at least 25 feet from the  
 front line of said lot."

FEB 5 12 25 PM 1974

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$12,000.00.  
~~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 she is the owner 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 22<sup>nd</sup> day of January, 1974

(SEAL) x Sybil G. Shaw (SEAL)  
 (SEAL) (SEAL)

STATE OF OREGON, County of Klamath ) ss. January 22<sup>nd</sup>, 1974  
 Personally appeared the above named Sybil G. Shaw,

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

Before me:

*Forrest L. Sloan*  
 Notary Public for Oregon.  
 My commission expires Mar. 3-1975

After recording return to:

Sybil G. Shaw  
 1622 Austin  
 City

XX  
 XX  
 From the Office of  
 GANONG, SISEMORE

539 Main Street  
 Klamath Falls, Oregon 97601

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

1622 Austin - City

STATE OF OREGON,  
 County of KIAMATH ) ss.

I certify that the within instrument was re-  
 ceived for record on the 5th day of February  
 1974, at 12:22 o'clock P. M., and recorded in book  
 M 71 on page 1215 Record of Deeds of  
 said County.

Witness my hand and seal of County affixed.

WM. D. MITCHELL  
 By *Hazel Dray* County Clerk-Recorder  
 FEE \$ 2.00 Deputy