

28-6600 8885-09558

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WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT JIMMIE LEE HARGROVE and SHARON LEE HARGROVE,

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 CARY GREGG MYKELBUST and BARBARA MYKELBUST,

husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

Lot 26 in Block 5, Tract No. 1037 FIFTH ADDITION TO SUNSET VILLAGE.

Subject to: Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District; Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District; Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin as shown on the recorded plat of Fifth Addition Sunset Village; Conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument recorded June 13, 1972, in Book M-72, page 6318, Microfilm Records; Set back provisions as delineated on the recorded plat, 25 feet from front lot line and 5 feet from side lot line and 20 feet along arterial street; Utility easements as delineated on the recorded plat along rear lot line and being 8 feet in width; Easements and rights of way of record or apparent on the land.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 32,955.00
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 22nd day of February, 1974.

(SEAL)

(SEAL)

STATE OF OREGON, County of Klamath) ss. ^{March 12} 1974
Personally appeared the above named Jimmie Lee Hargrove and Sharon Lee Hargrove, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Linda Owens
Notary Public for Oregon.
My commission expires 5-14-76

After recording return to:

540 Main
City

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

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

STATE OF OREGON,

County of Klamath

ss.

I certify that the within instrument was received for record on the 14 day of MARCH 1974, at 3:51 o'clock P.M., and recorded in book M 74 on page 3416. Record of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. MILNE

County Clerk-Recorder

Deputy

FEE \$ 2.00

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heretofore or the date
promptly and in goo
said property which
costs incurred therefor
times during construc
beneficiary within five
fact; not to remove or
constructed on said pr
hereafter erected upon
no waste of said prem
now or hereafter
by the