

87210

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WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

28-6658

This Indenture Witnesseth, THAT THOMAS M. HILL and EVA HILL, 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

PAUL R. HUG and MARY ANN HUG,

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

Lot 1 in Block 4 FIRST ADDITION TO TONATEE HOMES.

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; Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin as shown on the recorded plat of First Addition to Tonatee Homes; Conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument recorded October 5, 1959 in Deed Volume 316 at page 326, Deed Records; Easements and rights of way of record or apparent on the land, if any; and to a Trust Deed for beneficiary Commerce Mortgage Company, which said Trust Deed was assigned to Metropolitan Life Insurance Company, a New York corporation, by instrument recorded June 26, 1967, in M-67 at page 4778, and 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 \$21,900.00
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 19th day of March, 1974.

(SEAL)

Thomas M. Hill

(SEAL)

(SEAL)

Eva Hill

(SEAL)

STATE OF OREGON, County of Klamath) ss. March 20, 1974
Personally appeared the above named Thomas M. Hill and Eva Hill, husband and wife.

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

Before me:

JAMES W. WESLEY
Notary Public for Oregon
My commission expires

James W. Wesley
Notary Public for Oregon.
My commission expires 1-20-76

STATE OF OREGON,

County of KLAMATH } ss.

I certify that the within instrument was received for record on the 29th day of MARCH, 1974, at 11:06 o'clock A.M., and recorded in book M-74 on page 3900 Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

By Harold Drayton County Clerk-Recorder

Deputy

FEE \$ 2.00

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

Until a change is requested, all tax statements shall be sent to Commerce Mortgage Co., P. O. Box 3347, Portland, Oregon 97208.

MAR 29 11 06 AM 1974