

87212

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WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY 28-666P

This Indenture Witnesseth, THAT JOHN L. ALDEN and SHARON C. ALDEN, 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 THOMAS M. HILL and EVA E. HILL, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

Lot 5 in Block 3 of CYPRESS VILLA.

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 Cypress Villa; Conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument recorded February 5, 1964, in Book 351 at page 8, Deed Records; 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, recorded July 20, 1973, in Book M-73, page 9323, Microfilm 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.

MAR 29 11 06 AM 1974

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 29,500.00. 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 12th day of March, 1974.

(SEAL) John L. Alden (SEAL) Sharon C. Alden
(SEAL) WASH (SEAL) COW LIT

STATE OF OREGON, County of Klamath, ss. March 12th, 1974.
Personally appeared the above named John L. Alden and Sharon C. Alden, husband and wife,
and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:
Norma O. Weber
Notary Public for Oregon, WASH
My commission expires 10-1-77

After recording return to:
Mr. & Mrs. Thomas M. Hill
5557 Villa Drive
Klamath Falls, Oregon 97601

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

Until a change is requested, all tax statements shall be sent to the following address:
First Federal Savings & Loan
540 Main
Klamath Falls, Oregon

STATE OF OREGON,
County of KLAMATH, ss.
I certify that the within instrument was received for record on the 29 day of MARCH, 1974, at 11:06 o'clock AM, and recorded in book M-74 on page 3903 Record of Deeds of said County.
Witness my hand and seal of County affixed.
WM. D. MILNE
County Clerk-Recorder
By Hugh A. Drayton Deputy
FEE \$ 2.00