

87355

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WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT 28-6759 CHARLES O. BURGESS and BESSIE P. BURGESS,

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  
 BRUCE B. BINKLEY and HELEN A. BINKLEY,  
 husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

Lot 1 in Block 2 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; Easements and rights of way of record or apparent on the land, if any; and to a Mortgage to State of Oregon represented and acting by the Director of Veterans' Affairs, recorded Sept. 21, 1965, in M-65 at page 1843, County Clerk Records, which said Mortgage 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 \$ 27,500.00  
 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 owner s 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 2nd day of April, 1974

(SEAL)

Charles O. Burgess (SEAL)

(SEAL)

Bessie P. Burgess (SEAL)

STATE OF OREGON, County of Klamath ) ss. April 3, 1974  
 Personally appeared the above named

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

Before me:

My commission expires  
 Notary Public for Oregon  
 JAMES W. WESLEY

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

After recording, return to:

Mr. & Mrs. Bruce B. Binkley  
 5410 Villa Dr.  
 Klamath Falls, Oregon 97601

STATE OF OREGON,  
 County of Klamath ) ss.

I certify that the within instrument was received for record on the 4th day of APRIL, 1974, at 11:24 o'clock A.M., and recorded in book M 71 on page 4108. Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

County Clerk-Recorder

By

Hazel Drazil

Deputy

FEE \$ 2.00

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

Until a change is requested, all tax statements shall be sent to Department of Veterans Affairs, 1225 Ferry St., S.E., Salem, Oregon.

APR 4 11 26 AM 1974