

87359

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WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY 28-6744

This Indenture Witnesseth, THAT CARLTON ALLEN and LOUIS BRADSHAW,

hereinafter known as grantors, for the consideration hereinafter stated have bargained and sold, and by these presents do grant, bargain, sell and convey unto

ROBERT D. FENIMORE and PHYLLIS M. FENIMORE, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

Beginning at the intersection of the South line of Rose Street and the West line of Prospect Street in the City of Klamath Falls, Oregon, and running thence South along the West line of Prospect Street 42 feet; thence West and parallel with Rose Street 100 feet, more or less, to the Westerly line of closed Roosevelt Street; thence in a Northeasterly direction along the Westerly line of closed Roosevelt Street to the South line of Rose Street; thence East along the South line of Rose Street to the place of beginning, being a portion of Lot 1 in Block 18, and a portion of closed Roosevelt Street, all in First Addition to the City of Klamath Falls, Oregon.

Subject to: Reservations, restrictions, easements and rights of way of record or apparent on the land; Joint driveway agreement recorded July 5, 1968, in M-68 at page 6131, along the Southerly 6.25 feet of Easterly 86½ feet; Trust Deed, assigned to Federal National Mortgage Association by instrument recorded June 20, 1969 in Book M-69 at page 5051, Microfilm Records; and Trust Deed for beneficiary, M. A. Carter et ux, recorded Nov. 13, 1973, in Book M-73 at page 14941, Microfilm Records, which said two above-described Trust Deeds grantees hereby expressly assume and agree to pay according to the tenor thereof as same become payable and the notes accompanying them.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 10,500.00
~~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 seal s
 this 29th day of March, 1974

(SEAL)

Carlton Allen

(SEAL)

(SEAL)

Louis Bradshaw

(SEAL)

STATE OF OREGON, County of Klamath) ss.
 Personally appeared the above named Carlton Allen and Louis Bradshaw,
 and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Willie Matthews

Notary Public for Oregon.
 My commission expires 3-3-78

After recording return to:

Wright Real Estate
 1213 Main St
 City

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 11:25 o'clock A.M., and recorded in book M-74 on page 4113. Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

County Clerk-Recorder

By *Regal Dargil* Deputy

FEE \$ 2.00

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

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

APR 4 11 25 AM 1974