

88935

A-24456

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WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT ROD E. TRAVIS and ROSE M. TRAVIS, 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 JERRY LEE COUGHRAN and NANCY LELLA COUGHRAN, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

Lot 4 in Block 12 of TRACT NO. 1079, SIXTH ADDITION TO SUNSET VILLAGE, according to the official plat thereof on file in the records of Klamath County, Oregon.

Subject to: Liens and assessments of Klamath Project and Enterprise Irrigation District, and regulations, easements, contracts, water and irrigation rights in connection therewith; Any unpaid charges or assessments of Enterprise Irrigation District; Rules, regulations, liens and assessments of South Suburban Sanitary District; Easements and rights of way of record or apparent on the land; Reservations and restrictions contained in the dedication of Tract 1079, Sixth Addition to Sunset Village; Declaration of conditions and restrictions Sixth Addition to Sunset Village recorded June 29, 1973, in Vol. M73, at page 8283, Microfilm Records of Klamath County, Oregon.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 35,000.00. 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 9th day of May, 1974. (SEAL) (SEAL)

STATE OF OREGON, County of Klamath ) ss. May 10, 1974. Personally appeared the above named Rod E. Travis and Rose M. Travis, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.



Before me: Notary Public for Oregon. My commission expires March 4, 1976.

After recording return to: Equitable S/L 20. Box 1750 - City

STATE OF OREGON, County of Klamath ) ss. I certify that the within instrument was received for record on the 15th day of MAY, 1974, at 1:22 o'clock P.M., and recorded in book M. 74 on page 6065. Record of Deeds of said County.

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

Witness my hand and seal of County affixed. W. D. HILNE County Clerk-Recorder By Hazel Hazel Deputy

Until a change is requested, all tax statements shall be sent to Equitable Savings & Loan Association, Klamath Falls, Oregon 97601. 1300 S.W. 6th Ave., Portland, Oregon 97201

REF \$ 2.00