

01-08557 28-7037

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WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT IRMA L. MCEUEN,

hereinafter known as grantor, for the consideration hereinafter stated has bargained and sold, and by these presents do es grant, bargain, sell and convey unto RONALD T. WILLIAMS and BARBARA G. WILLIAMS, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

The South 67 feet of Lot 12 in Block 12 of FOURTH ADDITION TO WINEMA GARDENS.

Subject to: Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise 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 Fourth Addition to Winema Gardens; and to a Trust Deed recorded March 4, 1971, in M-71 at page 1853, 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, First Federal Savings and Loan Association of Klamath Falls, Oregon, being beneficiary of said Trust Deed.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 28,000.00  
~~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 grantor does hereby covenant to and with the said grantees, and their assigns, that she is the owner in fee simple of said premises; that they are free from all incumbrances, except those above set forth, and that she will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, she ha s hereunto set her hand and seal  
this 14th day of May, 1974

(SEAL) *Irma L. McEuen* (SEAL)  
(SEAL) (SEAL)

STATE OF OREGON, County of Klamath ) ss.  
Personally appeared the above named Irma L. McEuen, May 15, 1974

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

Before me:

*James D. Bocchi*  
Notary Public for Oregon.  
My commission expires 10-25-74

After recording return to:  
*First Federal Savings & Loan*  
*540 Main*  
*City, 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 First Federal Savings & Loan Association, 540 Main St., Klamath Falls, Oregon 97601.

STATE OF OREGON,  
County of Klamath ) ss.

I certify that the within instrument was received for record on the 17 day of MAY, 1974, at 10:31 o'clock A. M. and recorded in book M 74 on page 6188 Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE  
By *Hazel D. Hazel* County Clerk-Recorder  
Deputy

FFS \$ 2.00