

89126

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WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

38-6993

This Indenture Witnesseth, THAT JOHN A. COUGHRAN, JR. and BERNEAL J. COUGHRAN,

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
 JOHN J. DAY and WANDA JEAN DAY,

husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

Lot 19 in Block 30 of HOT SPRINGS ADDITION to the City
 of Klamath Falls, Klamath County, Oregon.

Subject to: Reservations, restrictions, easements and
 rights of way of record or apparent on the land, if any;
 and to a Trust Deed, which has been assigned by beneficiary
 Peoples Mortgage Co. to United States Savings Bank of
 Newark, New Jersey, by instrument recorded October 24,
 1972, in Book M-72 at page 12321, Mortgage Records, and
 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 16,226.77.
~~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 hand s and seal s
 this 14th day of May, 1974

(SEAL) (SEAL)

(SEAL) (SEAL)

STATE OF OREGON, County of Klamath) ss. May 14, 1974

Personally appeared the above named John A. Coughran, Jr. and Berneal J. Coughran,
 husband and wife,

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

Before me:

William J. Sisme
 Notary Public for Oregon.
 My commission expires Oct 8, 1974

After recording return to:

Wanong + Sisme
 538 Main

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was re-
 ceived for record on the 21 day of May
 1974 at 12:11 o'clock P.M., and recorded in book
 M 74 on page 6346 Record of Deeds of
 said County.

Witness my hand and seal of County affixed.
 WM. D. MILNE

By Hazel Drake County Clerk-Recorder
 Deputy

FEE \$ 2.00

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

Until a change is requested, all tax state-
 ments shall be sent to Peoples Mortgage Co.,
 1101 Pike St., Seattle, Washington 98101

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