

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT TADE T. FARMER and MICHELLE D. FARMER,

hereinafter known as grantors, for the consideration hereinafter stated
ha ve bargained and sold, and by these presents do grant, bargain, sell and convey unto
DENNIS L. ELLEXSON and MARGARET A. ELLEXSON,

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

Lot 2 in Block 114 of BUENA VISTA ADDITION to the City of Klamath Falls,
according to the official plat thereof on file in the office of the
County Clerk of Klamath County, Oregon.

SUBJECT TO: Trust Deed, including the terms and provisions thereof, executed
by Tade T. Farmer and Michelle D. Farmer, husband and wife, as grantors, to
William Ganong, Jr., as Trustee, for First Federal Savings and Loan Association
of Klamath Falls, Oregon, as beneficiary, recorded December 4, 1973, in Vol. M73,
page 15700, Microfilm records of Klamath County, Oregon, which grantees assume
and expressly agree to pay and to hold grantors harmless therefrom.
ALSO SUBJECT TO: Easements and rights of way of record and those apparent on
the land, if any; and Taxes for the current fiscal year 1974-75, which are now
a lien but not yet payable.

AUG 6 4 07 PM 1974

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 23,475.00.
~~Twenty three thousand four hundred and seventy five and no/100ths~~
(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 as above set out,
and that they will warrant and defend the same from all lawful claims whatsoever,
except those above set forth.

IN WITNESS WHEREOF, grantors ha ve hereunto set their hand s and seal s
this 25th day of July 1974

(SEAL)

(SEAL)

STATE OF OREGON, County of Klamath) ss. July 26, 1974

Personally appeared the above named

TADE T. FARMER and MICHELLE D. FARMER

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

Before me:

Notary Public for Oregon.
My commission expires 1/10/75

After recording return to:

1st Federal
540 Main
K.F.O.

Until a change is requested, all tax statements
shall be sent to the following name and address:

First Federal Savings & Loan Assn.

540 Main Street
Klamath Falls, Oregon 97601

From the Office of
GAMONG & SIFMORE
538 Main Street
Klamath Falls, Oregon 97601

STATE OF OREGON,

County of Klamath

I certify that the within instrument was re-
ceived for record on the 5th day of AUGUST
19 74, at 1:07 o'clock P.M., and recorded in book
H 71 on page 9608 Record of Deeds of
said County.

Witness my hand and seal of County affixed.

County Clerk Recorder

By

Handwritten signature

Deputy