

93167

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY 28-7806 Vol 174 Page 12418

This Indenture Witnesseth, THAT EARL KELLY ALLISON and MANUELA V. ALLISON, 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 ELMER C. EDWARDS and VESTLE M. EDWARDS, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

The West 30 feet of Lot 468 and the East 10 feet of Lot 469 in Block 121 of MILLS ADDITION TO THE CITY OF KLAMATH FALLS, Klamath County, Oregon.

Subject to: Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument recorded in Book 91 at page 4, Deed Records on Feb. 20, 1930; Easements and rights of way of record or apparent on the land; and to real property taxes for fiscal year commencing July 1, 1974, which are now a lien but not yet payable.

SEP 20 10 47 AM 1974

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 12,950.00. 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, their heirs and assigns, 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 hostile claims, except those above set forth.

IN WITNESS WHEREOF, they have hereunto set their hands and seals the 16th day of September, 1974.

(SEAL) Earl Kelly Allison (SEAL)
(SEAL) Manuela V. Allison (SEAL)

STATE OF OREGON, County of Klamath) ss. September 19, 1974
Personally appeared the above named Earl Kelly Allison and Manuela V. Allison, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Carl K. [Signature]
Notary Public for Oregon
My commission expires April 4, 1975

STATE OF OREGON,
County of Klamath

I certify that the within instrument was received for record on the 2nd day of Sept 1974, at 10:45 o'clock a M., and recorded in book M-74 on page 2418. Record of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk - Recorder

By *[Signature]*
2.00 Deputy

After recording return to:
Elmer C. Edwards
538 Main
City

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

Elmer C. Edwards
2327 Vine
Klamath Falls, Oregon

Under the Office of
GARNOLD & ASSOCIATES
200 Main Street
Klamath Falls, Oregon 97603