

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT BRUCE E. NILES and LINDA A. NILES, 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
GEORGE P. NEWTON and MIGNON W. NEWTON,

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

Lot 11 in Block 11 of TRACT 1079 SIXTH ADDITION TO SUNSET VILLAGE, according to the official plat thereof on file in Klamath County, Oregon,

SUBJECT TO: Contract and/or lien for irrigation and/or drainage; 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; easements and rights of way of record or apparent on the land; rules, regulations and assessments of South Suburban Sanitary District; and to Mortgage, including the terms and provisions thereof given by Bruce E. Niles and Linda A. Niles, husband and wife, to State of Oregon, represented and acting through the Director of Veterans' Affairs, recorded December 31, 1973, in Vol. M73 at page 16607, Microfilm records of Klamath County, Oregon, which said mortgage and the note secured thereby Grantees expressly assume and agree to pay and perform as the same becomes due.

DEC 23 1974
RECORDED
3:45 pm

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$40,000.00.
~~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 as 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 seal
this 20th day of December 19 74

(SEAL)

(SEAL)

(SEAL)

(SEAL)

STATE OF OREGON, County of Klamath) ss. December 20 19 74
Personally appeared the above named Bruce E. Niles and Linda A. Niles, husband and wife,

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

Before me:

E. Marie Owens
Notary Public for Oregon.
My commission expires Jan. 27, 1977

After recording return to:

Bruce Niles
500 Klamath Ave
K. Falls, OR 97601

Until a change is requested, all tax statements shall be sent to the following name and address:
Department of Veterans' Affairs
General Services Building
Salem, Oregon 97310

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

STATE OF OREGON,

County of Klamath

ss.

I certify that the within instrument was received for record on the 23 day of DECEMBER, 19 74, at 3:45 o'clock P.M., and recorded in book H 74 on page 16190 Record of Deeds of said County.

Witness my hand and seal of County affixed.

W. D. MILNE

County Clerk—Recorder

By

Harold Draxie

Deputy

FEE \$ 2.00