

LA 0140-479
95991

TA 28-7970

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WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT

ROBERT R. NOVAK and DIXIE L. NOVAK,

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 THOMAS R. GILLILAND and CYNTHIA L. GILLILAND, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

Lot 20 in Block 8 of ELDORADO ADDITION to the City of Klamath Falls, Klamath County, Oregon.

Subject to: Restrictions and conditions, including the terms and provisions thereof, contained in the dedication of said Addition which said dedication was dated August 9, 1948, and filed for record August 13, 1948 in the office of the County Clerk of Klamath County, Oregon; Easements and rights of way of record or those apparent on the land, if any; Encroachment of sidewalk and play house over the Westerly line as disclosed by survey dated February 19, 1973, by Francis Roberts, Surveyor.

RECORDED

12:00 pm

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 19,300.00
~~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 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 hands and seals
this 13th day of December 1974

(SEAL)

(SEAL)

WASHINGTON

STATE OF OREGON, County of Benton

) ss.

December 18th 1974

Personally appeared the above named Robert R. Novak and Dixie L. Novak, husband and wife,

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

Before me:

Donald R. Kuyper
Notary Public for Washington
My commission expires 10-20-1977

After recording return to:

77544
2943 So. 6th St.
Klamath Falls, OR

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

First Federal Saving & Loan Assn.
2943 So. 6th St.,
Klamath Falls, Oregon 97601

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 24th day of December 1974, at 12:00 o'clock P. M., and recorded in book 1174 on page 16209 Record of Deeds of said County.

Witness my hand and seal of County affixed.

W. D. HILNE

County Clerk—Recorder

By *Hazel Drazil*

Deputy

FEE \$ 2.00