

4053

9802

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT LOREMAN P. HARRIS and GEORGINE E. HARRIS,

husband and wife, hereinafter known as grantor s, for the consideration hereinafter stated
have bargained and sold, and by these presents do grant, bargain, sell and convey unto

CLAUDE B. PEDEN and MARY ANN PEDEN,

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

Lot 2 in Block 6 of SECOND ADDITION TO SUNSET VILLAGE.

Subject to: Real property taxes for fiscal year commencing July 1, 1975, which are now a lien but not yet payable; Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District; Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District; Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Second Addition to Sunset Village; Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument recorded April 8, 1970, in Book M-70, page 2738; Levies and assessments of the Second Addition Sunset Village Lighting District; Easements and rights of way of record and those apparent on the land, if any; and to a Mortgage to State of Oregon represented and acting by the Director of Veterans' Affairs, dated Sept. 14, 1973, recorded Oct. 5, 1973, in Book M-73 at page 13514, which said Mortgage grantees hereby expressly assume and agree to pay and perform according to the tenor thereof as same becomes payable and the note accompanying it.

AUG 21 1975

RECEIVED
2:30 pm

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 33,500.00
~~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 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 11th day of August, 19 75 .

(SEAL)

Loreman P. Harris

(SEAL)

(SEAL)

Georgine E. Harris

(SEAL)

STATE OF OREGON, County of Klamath) ss. August 11th, 1975.
Personally appeared the above named Loreman P. Harris and Georgine E. Harris,
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 Owens Realter
520 Klamath Ave.
City

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

Claude B. and Mary Ann Peden
c/o Bruce Owens Realter
520 Klamath Ave

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 21st day of AUGUST, 1975, at 3:30 o'clock P.M., and recorded in book M 75 on page 9802 Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

County Clerk—Recorder

By

Hazel Dray

Deputy

FEE \$ 3.00