

11452

3816

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

Vol. 176 Page

This Indenture Witnesseth, THAT CLIFFORD FROID, MAE ESGATE, and JOHN THOMAS RODGERS, JR.,

hereinafter known as grantors, for the consideration hereinafter stated have bargained and sold, and by these presents do grant, bargain, sell and convey unto JAMES F. HARGROVE and BONNIE LEOLA HARGROVE,

husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit: Lot 4 in Block 5 of ALTAMONT ACRES, Klamath County, Oregon.

SUBJECT TO: Easements and rights of way of record and those apparent on the land, if any; Taxes for the current fiscal year 1974-75 which are now a lien but not yet payable; Contract and/or lien for irrigation and/or drainage; Regulations, including levies, liens, assessments, rights of way, and easements of the South Suburban Sanitary District; Reservations and restrictions, including the terms and provisions thereof, in deed recorded August 27, 1925, in Book 67 at page 368, as follows: "Right is reserved to enter and divert water from U. S. lateral A-3-C also no building shall be built less than 40 feet from any streets."; and Appointment of a personal representative of the Estate of Hilma Froid, by September 23, 1974, at which time, if no personal representative has been appointed, the property will descend to the Heirs of Hilma Froid in accordance with ORS 114.050-114.555 inclusive. If personal representative is appointed, then subject to due probate and administration of the Estate of Hilma Froid.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 9,000.00.
~~Howsoever the above consideration includes or excludes 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 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 have hereunto set their hands and seal s this 6th day of August 19 74
 Mae Esqate (SEAL) John Thomas Rodgers (SEAL)
 Clifford Froid (SEAL)
 STATE OF OREGON, County of Klamath) ss. August 7, 19 74.
 Personally appeared the above named MAE ESGATE

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

Before me:

William J. Hoover
 Notary Public for Oregon.
 My commission expires Oct 8 1974

After recording return to:

J. F. HARGROVE
 2228 LINDLEY WAY
 KLAMATH FALLS, ORE. 97601

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

AS ABOVE

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

STATE OF OREGON,

County of _____

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book _____ on page _____ Record of Deeds of said County.

Witness my hand and seal of County affixed.

By _____ County Clerk—Recorder
 Deputy

RE 1	
1. LAST NAME - FIRST	PRIOR DA
2. DEPARTMENT, CLASS	ARMY AUS
3. GRADE	NOT APPE
4. HIGHEST CIVIL ATTAINED	4 YEARS
5. TYPE OF TRANSFER	TRANSFER
6. REASON AND DATE	AR 635
7. LAST DUTY	CO B
8. SELECTIVE SERVICE DATA	35
9. DISTRICT	TRAN
10. TERMINATION DAY	9
11. PRIOR SERVICE	NO
12. HONORARY GRADE	18
13. KIDNEY	1
14. SERVICE DATA	26

3817

STATE OF OREGON,

County of Jackson

ss.

FORM NO. 23 — ACKNOWLEDGMENT
STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

BE IT REMEMBERED, That on this 14 day of August, 1974,
before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within
named JOHN THOMAS RODGERS, JR.,

known to me to be the identical individual described in and who executed the within instrument and
acknowledged to me that he executed the same freely and voluntarily.
(SEAL) IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed
my official seal the day and year last above written.

Barbara Brown
Notary Public for Oregon.
My Commission expires 7/25/75

STATE OF ~~Oregon~~ / CALIFORNIA

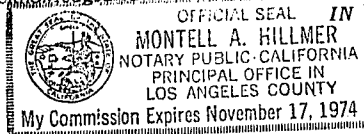
County of Los Angeles

ss.

FORM NO. 23 — ACKNOWLEDGMENT
STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

BE IT REMEMBERED, That on this 10 day of August, 1974,
before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within
named CLIFFORD FROID

known to me to be the identical individual described in and who executed the within instrument and
acknowledged to me that he executed the same freely and voluntarily.
(SEAL) IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed
my official seal the day and year last above written.



Montell A. Hillmer
Notary Public for ~~Oregon~~ California
My Commission expires 11/17/74

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of 11:46
on 17th day of MARCH A. D. 19 76 at 11:46 o'clock A. M., and
fully recorded in Vol. M 76, of DEEDS on Page 3816

FEE \$ 6.00

Wm D. MILNE, County Clerk
By *Hazel Drayton*

RE 1	
1. LAST NAME - FIRST	PRYOR DA
2. DEPARTMENT, CLASS	ARMY AUS
3. TYPE OF TR	NOT APPE
4. HIGHEST CIVIL ATTAINED	4 YEARS
5. TYPE OF TR	TRANSF
6. REASON AND	AR 635
7. LAST DUTY	CO B
8. SELECTIVE	35
9. DISTRICT	17. DISTRICT
10. TERMIN	TRAN
11. DAY	9
12. PRIOR	NO
13. HO	18
14. KI	1
15. O	26
16. SERVICE DATA	276