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38-11320

Vol. 76 Page

13839

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT JOHN CARL BROWN and POLLY MARIE BROWN, 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 WILLIAM C. SANDBERG and BEVERLY J. SANDBERG, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

Lots 1 and 2 in Block 11, ST. FRANCIS PARK, Klamath County, Oregon.

Subject to: Taxes for fiscal year commencing July 1, 1976, 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; Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument recorded Sept. 27, 1939, in Book 124, page 519; Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin as shown on the recorded plat of St. Francis Park; Easements and rights of way of record and those appurtenant to the land, if any.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 22,000.00
~~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 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 seal this 31st day of August, 1976
John Carl Brown (SEAL) Polly Marie Brown (SEAL)
 (SEAL) (SEAL)

STATE OF OREGON, County of Columbia) ss. August 31, 1976
 Personally appeared the above named John Carl Brown and Polly Marie Brown, husband and wife,
 and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

James G. Rusten
 Notary Public for Oregon
 My commission expires FEB. 29, 1980

After recording return to:

William C. Sandberg
3911 Redondo Way
Klamath Falls, OR

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

Security Savings & Loan Assn.
222 So. 6th Street
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 3rd day of SEPTEMBER, 1976, at 2:39 o'clock P. M., and recorded in book M-76 on page 13839. Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

County Clerk—Recorder

By Hazel Dragic
 Deputy

FEE \$ 3.00

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