

01-10444 #2480 MTC

20991

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

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This Indenture Witnesseth, THAT DANIEL J. DUFF and DORIS V. DUFF, 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

HENRY K. STROMER, JR. and JOSEFINE B. STROMER, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

Lot 6, Block 1, KENO HILLSIDE ACRES, according to the official plat thereof, on file in the office of the County Clerk, of Klamath County, Oregon.

Subject to: A 25-ft. building setback from all street sides; An 8-ft. utility easement along rear of lot; Conditions as contained in deed recorded June 21, 1973, in Vol. M73, page 7803, Microfilm Records of Klamath County, Oregon; Covenants, conditions and restrictions as shown on dedicated plat; Easements and rights of way of record and those apparent on the land, if any.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$46,900.00. 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 hands and seals this 28th day of October, 1976

Daniel J. Duff (SEAL) (SEAL)
Doris V. Duff (SEAL) (SEAL)

STATE OF OREGON, County of Klamath ss. November 1, 1976

Personally appeared the above named Daniel J. Duff and Doris V. Duff, husband and wife,

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

Before me:

Reed Owens
Notary Public for Oregon
My commission expires 5-14-80

After recording return to:

FFS+L
Main

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

First Federal Savings and Loan Assn.
540 Main 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 day of NOVEMBER, 1976, at 11:47 o'clock A.M., and recorded in book M 86 on page 17276 Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

County Clerk-Recorder

By *Hazel Drayton*

Deputy

FBE \$ 3.00