

38-13539

38228

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

Vol. <sup>m</sup> 77 Page 20921

This Indenture Witnesseth, THAT BRUCE WILLIAM CALDWELL and TONAWA KAY CALDWELL, 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 JOHN T. BRITTAIN and JOYCE M. BRITTAIN, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

The Southerly 45 feet of Lot 57 and the Northerly 30 feet of Lot 58 in OLD ORCHARD MANOR, CITY OF KLAMATH FALLS, Klamath County, Oregon.

Subject to: Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District; Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Old Orchard Manor; Easements and rights of way of record and those apparent on the land, if any; Covenants, easements and restrictions, but omitting restrictions if any, based on race, color, religion or national origin, imposed by instrument recorded February 20, 1951, in Book 245 at page 361.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 40,750.00  
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 31st. day of October, 1977

(SEAL)

(SEAL)

STATE OF OREGON, County of Klamath ) ss. October 31, 1977  
Personally appeared the above named Bruce William Caldwell and Tonawa Kay Caldwell, husband and wife,  
and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me

Notary Public for Oregon

My commission expires 2-28-1981

After recording return to:  
Klamath Falls Real Estate Finance Center  
P.O. Box 1060  
Klamath Falls, Oregon 97601

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

United States National Bank of Oregon  
% Realty Tax Service  
321 S. W. Fourth Ave.  
Portland, Oregon 97204

First Federal Bldg.  
540 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 1st day of November, 1977, at 11:01 o'clock A.M., and recorded in book M77 on page 20921. Record of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk-Recorder

By

Fee \$3.00

Deputy