

A-28582 38647

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

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This Indenture Witnesseth, THAT WILSON J. WADE and BERTHA WADE, 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 RICHARD O. FLEMING and PHYLLIS T. FLEMING, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

Lot 3 in Block 2 of Tract 1131, THE WADES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: Taxes for fiscal year 1977-1978 which are now a lien but not yet payable; Reservations and restrictions contained in the dedication of Tract 1131, THE WADES; Restrictive Covenants for Tract 1131, THE WADES, recorded June 24, 1977, Vol. M77, page 11099, Deed Records of Klamath County, Oregon; 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 \$5,000.00. 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 seals this 12th day of October, 1977

(SEAL)

(SEAL)

(SEAL)

(SEAL)

STATE OF OREGON, County of Klamath) ss. October 12, 1977.

Personally appeared the above named Wilson J. Wade and Bertha Wade, husband and wife,

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

Before me:

Nancy C. Lechli
Notary Public for Oregon
My commission expires April 29, 1980

After recording return to:
Bruce Owens, Realtor
520 Klamath Ave
Klamath Falls, OR 97601

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

Richard O. and Phyllis T. Fleming
5042 Lynn Circle
LaPalma, California 90623

From the Office of
WILLIAM L. SISEMORE
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 8th day of NOVEMBER, 1977, at 3:00 o'clock P. M., and recorded in book M77 on page 21505. Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

County Clerk—Recorder

By Berntha J. Lechli Deputy

FEE \$ 3.00

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