

TA/38-14621 48710

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WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT NEAL E. HIGGINS and MOLLIE M. HIGGINS,

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

DAVID M. CHABNER and VICKI E. CHABNER,

husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

Lot 9, LLOYD'S TRACTS, in the County of Klamath, State of Oregon.

SUBJECT TO:

1. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Klamath Irrigation District.
3. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.
4. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Lloyd's Tracts.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$42,000.00.
~~Notwithstanding the above consideration, the 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.~~
(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 19th day of May 1978
Neal E. Higgins (SEAL) *Mollie M. Higgins* (SEAL)
(SEAL) (SEAL)

STATE OF OREGON, County of Klamath) ss. May 1978.
Personally appeared the above named Neal E. Higgins and Mollie M. Higgins,
husband and wife,
and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: *Vickie J. Hargreaves*
VICKIE J. HARGREAVES
Notary Public for Oregon
Notary Public for Oregon
My commission expires 10/2/81

After recording return to:
David and Vicki Chabner
4431 Laverne

Until a change is requested, all tax statements shall be sent to the following name and address:
David and Vicki Chabner
4431 Laverne

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 22nd day of May 1978, at 3:45 o'clock P. M., and recorded in book M78 on page 10753 Record of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk-Recorder

By *Bernard A. Helsh*

Deputy

Fee \$3.00