

69354 05-11618

KCT K 32020

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WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT RICHARD W. SEXTON and GENEVA H. SEXTON, 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 WARREN J. HUDSON and ROBIN D. HUDSON, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

Lot 25, Block 5, Tract 1145, Nob Hill, a resubdivision of portions of Nob Hill, Irvington Heights, Mountain View Addition, and Eldorado Heights, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to: Reservations and restrictions contained in the dedication of Tract 1145, Nob Hill, a Resubdivision of portions of Nob Hill, Irvington Heights, Mountain View Addition, and Eldorado Heights; Conditions and Restrictions of Nob Hill Resubdivision, Tract 1145, recorded April 18, 1978, in Volume M78, page 7560, Microfilm Records of Klamath County, Oregon; Easements and rights of way of record and those apparent on the land, if any; Charges and assessments of the City of Klamath Falls for monthly water and/or sewer service.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 12,000.00  
~~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 14th day of June, 1979

*Richard W. Sexton* (SEAL)

*Geneva H. Sexton* (SEAL)

STATE OF OREGON, County of Klamath ) ss. June 1979  
Personally appeared the above named Richard W. Sexton and Geneva H. Sexton, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

*Donald B. Hamilton*  
Notary Public for Oregon.  
My commission expires 7/26/81

After recording return to:

KL. FIRST FEDERAL

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 14th day of June, 1979, at 1:00 o'clock P.M. and recorded in book 172 on page 1459. Record of Deeds of said County.

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

Klamath First Federal Savings & Loan Assn.

540 Main St.,

Klamath Falls, Oregon 97601

Witness my hand and seal of County official.

W. D. Milne

County Clerk - Recorder

By

*Gonzalo H. Hetsch*

Deputy

From the Office of  
WILLIAM L. SISEMORE  
First Federal Bldg.  
540 Main Street  
Klamath Falls, Oregon 97601