

31107

TA-8-26891-0

20526

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT

DONALD L. SLOAN and HAZEL I. SLOAN, husband and

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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 DONALD L. MCGEE and MARY A. MCGEE, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

All of Lot 34 and the East 24 feet of Lot 35, Roselawn, Subdivision of Block 70, Buena Vista Addition to the City of Klamath Falls, Oregon, according to the official plat thereof on file in Klamath County, Oregon.

Also the North one-half of vacated alley adjoining said Lot 34 and the East 24 feet of Lot 35 on the South.

Also all that portion of Oregon Avenue that lies between Roseway Drive and the first alley South of Roseway Drive on the Westerly side of Oregon Avenue, described as follows: Beginning at the Northeastly corner of Lot 34 of Roselawn, Subdivision of Block 70 of Buena Vista Addition to the City of Klamath Falls, Oregon; thence Southerly along the Westerly line of Oregon Avenue 61.7 feet; thence Easterly along the Northerly line of said alley 36.3 feet; thence Northerly on an 11° curve to the left, the tangent forming a 90° angle with St. Francis Street, 62.9 feet to the Southerly line of Roseway Drive; thence Westerly along the Southerly line of Roseway Drive 31 feet to the point of beginning.

Subject to: Trust Deed, including the terms and provisions thereof, to William Ganong, as trustee, and First Federal Savings and Loan Association of Klamath Falls, Oregon, beneficiary, dated Dec. 7, 1967, recorded Dec. 8, 1967, in Vol. M67 at page 9574, Microfilm records of Klamath County, Oregon, which said Trust Deed grantees hereby assume and agree to pay according to the tenor thereof as same becomes payable and the note accompanying it.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$13,500.00. 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 as above stated, 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 hand s and seal s this 12th day of June, 19 70.

(SEAL)

(SEAL)

STATE OF OREGON, County of Klamath

Personally appeared the above named

Donald L. Sloan and Hazel I. Sloan, husband and

and acknowledged the foregoing instrument to be their

voluntary act and deed.

Before me:

Notary Public for Oregon.

My commission expires

4/28/72

After recording return to:

TA

STATE OF OREGON,

County of Klamath

ss.

I certify that the within instrument was received for record on the 30 day of November, 1970, at 3:41 o'clock P.M., and recorded in book M83 on page 20526. Record of Deeds of said County.

Witness my hand and seal of County affixed.

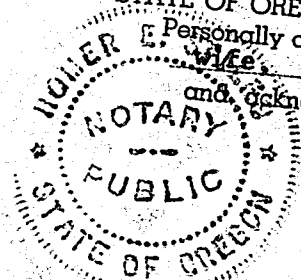
Evelyn Biehn, County Clerk

By [Signature] County Clerk-Recorder

Fee: \$4.00

Deputy

From the Office of
GANONG, GANONG & GORDON
First Federal Building
Klamath Falls, Oregon 97601



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