

33258# 04 12574

MTC 13325

Vol. M84 Page 1928

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT CHARLES MICHAEL SELA and GAIL CAROL SELA,

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 GENE L. DOWNEY and BONNIE L. DOWNEY

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

Lot 26, Block 6, TRACT 1140, LYNNWOOD FIRST ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to: Reservations, restrictions, easements and rights of way of record and those apparent on the land, if any; Covenants, conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms and provisions thereof, recorded June 9, 1976 in Vol. M76 at page 8487, Microfilm Records of Klamath County, Oregon, and further amended by instrument recorded in Vol. M77 at page 17035, Microfilm Records of Klamath County, Oregon.

NOTE: THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 83,500.00
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 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 Feb January 1984.
Charles Michael Sela (SEAL)
Gail Carol Sela (SEAL)

STATE OF OREGON, County of Klamath) ss. February 7 January 1984
Personally appeared the above named CHARLES MICHAEL SELA and GAIL CAROL SELA, husband and wife,

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

Before me:

Darlene Drucker
Notary Public for Oregon.
My commission expires 6-16-84

After recording return to:

Klamath 1st Fed
540 Main St
Klamath Falls, OR

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

same as above

STATE OF OREGON,

County of Klamath

ss.

I certify that the within instrument was received for record on the 10th day of February, 1984, at 11:46'clock A. M. and recorded in book M84 on page 1928 Record of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
County Clerk-Recorder

By Pam Smith
Fee: \$4.00

Deputy

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

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