

43924

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

Vol. M84 Page 20534

This Indenture Witnesseth, THAT RICHARD R. WARNER and JEANNINE K. WARNER, hus-

band 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

KENNISTON W. LORD, JR. and NANCY F. LORD, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

Lot 1, Block 6, FIRST ADDITION TO MOYINA MANOR, in the County of Klamath, State of Oregon.

SUBJECT TO: Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District; Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District, and as per Ordinance No. 29, recorded May 24, 1983, in Book M83 at page 8062; Utility easement and set back lines as disclosed on the recorded plat of First Addition to Moyina Manor; Reservations, restrictions, easements and rights of way of record and those apparent on the land, if any.

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 \$ 64,500.00
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, to 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 6th day of December 19 84.

Richard R. Warner (SEAL)

Jeannine K. Warner (SEAL)

STATE OF OREGON, County of Klamath,) ss. December 7th, 19 84

Personally appeared the above named RICHARD R. WARNER and JEANNINE K. WARNER, husband and wife,

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

Before me:

Barbara D. Tucker
Notary Public for Oregon
My commission expires 6-16-88

After recording return to:
Klamath Falls, OR 97601
540 Main
Klamath Falls, OR 97601
Until a change is requested, all tax statements shall be sent to the following name and address:

Dane

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

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 7th day of December 1984 at 2:41 o'clock P.M. and recorded in book 184 on page 20534. Record of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Diehn, County Clerk
County Clerk-Recorder

By *Pat Smith*

Fee: \$5.00

Deputy