

52855

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

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This Indenture Witnesseth, THAT WAYNE K. GALLOWAY and ALICE F. GALLOWAY, 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 GEORGE E. MAIER and HELEN N. MAIER, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

Lot 2, Block 29, HILLSIDE ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: Taxes for fiscal year, 1985-86, which are now a lien but not yet payable; Conditions and restrictions as contained in Deed recorded Oct. 2, 1913, in Vol. 41, page 36, Deed Records of Klamath County, Oregon; 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.

SEP 5 PM 2 02

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 42,000.00. 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 29th day of August 19 85.

(SEAL) Wayne K. Galloway (SEAL)
(SEAL) Alice F. Galloway (SEAL)
STATE OF OREGON, County of Klamath ss. Sept 4 1985
Personally appeared the above named WAYNE K. GALLOWAY and ALICE F. GALLOWAY, husband and wife,

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

Notary Public for Oregon.
My commission expires 7/26/86

After recording return to:

Klamath First Federal S/P
540 Main St
Klamath Falls, OR 97601

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

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 5th day of September 19 85, at 2:02 o'clock P. M., and recorded in book M85 on page 14166 Record of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

By Pam Smith

Fee: \$5.00

Deputy

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