

67657

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

Aspen 30326 Vol. 188 Page 19702 04-13/78

This Indenture Witnesseth, THAT KENNETH J. SULLIVAN and JANET L. SULLIVAN, 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 EDWIN K. GIBBONS and DIANNE K. GIBBONS, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

Lots 8 and 9, Block 2, BEVERLY HEIGHTS, in the County of Klamath, State of Oregon.

SUBJECT TO: Taxes for 1986-87, which are now a lien but not yet payable; Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Beverly Heights; Easements and rights of way of record and those apparent on the land, if any.

NOTE: This instrument will not allow use of the property described in this instrument in violation of applicable land use laws and regulations. Before signing or accepting this instrument, the persons acquiring fee title to the property 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 \$ 57,000.00. 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 October 19 86.

*Kenneth J. Sullivan* (SEAL)  
(SEAL)

*Janet L. Sullivan* (SEAL)  
*My Notary Public* (SEAL)

STATE OF OREGON, County of Klamath ss. October 19 86  
Personally appeared the above named KENNETH J. SULLIVAN individually and as Attorney in fact for Janet L. Sullivan and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

*Darlene J. Tucker*  
Notary Public for Oregon  
My commission expires 6-16-88

After recording return to:

KEP  
540 Main  
K Falls

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

*Same*

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

STATE OF OREGON,  
County of Klamath } ss.

I certify that the within instrument was received for record on the 31st day of October 19 86, at 10:45 o'clock A. M., and recorded in book M86 on page 19702 Record of Deeds of said County.

Witness my hand and seal of County affixed.  
Evelyn Siehn, County Clerk

By *Ann Smith*  
County Clerk-Recorder  
Deputy  
Fee: \$10.00