

71427

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WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT ROY NICHOLS and MAE NICHOLS, 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

LESLIE WALTON and MARGARET WALTON,

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

Lot 15 and the Northerly 27 feet of Lot 16 in Block 4 of  
the City of Klamath Falls, formerly West Linkville, Klamath  
County, Oregon, according to the duly recorded plat thereof  
on file in the records of Klamath County, Oregon.

Subject to: Reservations, restrictions, easements and rights  
of way of record and those apparent on the land, if any.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$15,500.00  
~~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 14th day of March, 19 75.

Roy Nichols (SEAL) (SEAL)  
Mae Nichols (SEAL) (SEAL)  
STATE OF OREGON, County of Benton ss. March 24, 19 75  
Personally appeared the above named Roy Nichols and Mae Nichols, husband and wife,

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

Before me:

Shirley Best  
Notary Public for Oregon.  
My commission expires My Commission Expires Jan. 30, 1976

After recording return to:

George Slaney  
Box 233  
Beatty, OR 97621

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

From the Office of  
GANONG & SISEMORE  
538 Main Street  
Klamath Falls, Oregon 97601

STATE OF OREGON, ss.  
County of Klamath

Filed for record at request of:

on this 13th day of February A.D., 19 87  
at 3:34 o'clock P M. and duly recorded  
in Vol. M87 of Deeds Page 2429

Evelyn Biehn  
By Bernetha A. Ketch Deputy.

Fee, \$10.00

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