

L7403 Orig 65-115B

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WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT PETER RONNINGEN and HELEN J. RONNINGEN, husband

and wife, hereinafter known as grantors, for and in consideration of the sum of - - - Ten and 00/100 - - - Dollars, to them paid, have bargained and sold and by these presents do grant, bargain, sell and convey unto WILLIAM F. VANNICE and MARJORIE L. VANNICE, husband and wife, the following described premises, situated in Klamath County, Oregon, to-wit:

Lot 31, OLD ORCHARD MANOR

12.65
Subject to: Taxes for fiscal year commencing July 1, 1965, which are now a lien but not yet payable; Acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder; Contract and/or lien for irrigation and/or drainage; easements and rights of way of record and those apparent on the land, if any; Reservations, building restrictions, rights, conditions and easements as shown on the plat and in the dedication of Old Orchard Manor, according to the official records of Klamath County, Oregon; A building set back line of 20 feet from the East line of Alandale Street shown on the official plat of said Addition; Easements and right of way, including the terms and provisions thereof, recorded January 23, 1951 in Book 244, page 613; Declaration of conditions and restrictions, including the terms and provisions thereof, as set out in that certain instrument dated Feb. 13, 1951, recorded Feb. 20, 1951 in Book 245 at page 361.

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 20th day of August, 1965.

STATE OF OREGON, } ss.
County of Klamath

Peter Ronningen (SEAL)
Helen J. Ronningen (SEAL)
(SEAL)
(SEAL)

BE IT REMEMBERED, That on this day of August, A. D. 1965, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Peter Ronningen and Helen J. Ronningen, husband and

wife, who are known to me to be the identical persons described in and who executed the within instrument, and acknowledged to me that they executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal the day and year last above written.

James A. Adams
Notary Public for Oregon
My Commission Expires Sept. 23, 1968



STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Oregon Title Insurance Co.

this 30 day of August, A. D. 1965 at 3:52 clock P.M., and

duly recorded in Vol. M-65, of Deeds on Page 1263

Fee \$1.50

DOROTHY ROGERS, County Clerk

By James Adams