

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

17232

7532
PAGE 7532

This Indenture Witnesseth, THAT IRA LAWRENCE ZIRKLE and RUTH VAUGHN ZIRKLE,
husband and wife, hereinafter as grantors, for and in consideration of the sum of

Ten and no/100 - - - - Dollars, to them
paid, have bargained and sold and by these presents do grant, bargain, sell and convey unto

ROGER W. KELLER and SHARON M. KELLER
husband and wife, the following described premises, situated in Klamath County, Oregon, to-wit:

Beginning at the most Westerly corner of Lot 1, Block 44 in HOT SPRINGS ADDITION to
the City of Klamath Falls, Oregon; thence Southeasterly along the Northeasterly line
of Pacific Terrace 50 feet; thence Northeasterly at right angles to Pacific Terrace
80 feet; thence Northwesterly parallel with Pacific Terrace 50 feet; thence South-
westerly at right angles to Pacific Terrace 80 feet to the place of beginning.

SUBJECT TO: (1) 1967-68 taxes, now a lien but not yet payable. (2) Easement,
including the terms and provisions thereof, given by James T. Evatt and Norma Jean
Evatt, husband and wife, to Cecil A. Griffin and Florence N. Griffin, husband and wife,
dated May 15, 1963, recorded May 21, 1963, in Deed Volume 345 page 380, records of
Klamath County, Oregon, said easement to be a perpetual easement for the purpose of
maintaining a garage and retaining wall thereof. (3) Trust Deed, including the terms
and provisions thereof, given by Ira Lawrence Zirkle and Ruth Vaughn Zirkle, husband
and wife, as grantor, to Oregon Title Company of Klamath County, as Trustee, and The
First National Bank of Oregon, Portland, as beneficiary, dated May 31, 1963, recorded
May 31, 1963, in Mortgage Volume 217 at page 470, records of Klamath County, Oregon,
to secure the payment of \$14,000.00, which the grantees herein expressly assume and
agree to pay in accordance with the terms and conditions thereof.



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 seal
this 20th day of September 19 67.

Ira Lawrence Zirkle (SEAL)
Ruth Vaughn Zirkle (SEAL)
(SEAL)
(SEAL)

STATE OF OREGON, County of Klamath) ss. September 20, 1967
Personally appeared the above named IRA LAWRENCE ZIRKLE and RUTH VAUGHN ZIRKLE,
husband and wife,
and acknowledged the foregoing instrument to be their voluntary act and deed.

From Office of
GANONG, GANONG & GORDON
First Federal Building
Klamath Falls, Oregon

Before me:

E. Halland Cedarleaf
Notary Public for Oregon
My commission expires 5/19/69

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received
for record on the 26 day of Sept.
1967, at 4:19 o'clock P.M., and recorded in book
7532 on page 1767. Record of Deeds of
said County.

Witness my hand and seal of County affixed.

Dorothy Rogers
County Clerk-Recorder.
By Laurie M. Branton Deputy

Return
E Halland Cedarleaf, Notary
3927 So. 6th
Klamath Falls, Oregon

See 150