

A-20468

48243

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT ALLAN A. WEISHAAR,

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hereinafter known as grantor, for the consideration hereinafter stated has bargained and sold, and by these presents do es grant, bargain, sell and convey unto DENNIS R. FADLING and BEVERLY J. FADLING, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

Lots 2, 3, 4 and the Easterly 12 feet of Lot 5 and the Westerly 9.4 feet of Lot 1 in Block 39 of First Addition to Midland, according to the official plat thereof on file in the records of Klamath County, Oregon.

Subject to: 1970-71 real property taxes which are now a lien but not yet payable; All contracts, water rights, proceedings, taxes and assessments of Midland District Improvement Company relating to irrigation, drainage and/or reclamation of said lands, and all rights of way for ditches, canals, conduits, if any of the above there may be; Trust Deed, including the terms and provisions thereof, to William Ganong, as trustee for First Federal Savings and Loan Association of Klamath Falls, a corporation, as beneficiary, dated Oct. 29, 1969, recorded Nov. 4, 1969, Vol. M-69, page 9303, Microfilm Records of Klamath County, Oregon, which said Trust Deed grantees hereby expressly assume and agree to pay according to the tenor thereof as same becomes payable and the note accompanying it; 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 \$ 24,500.00. 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 on estate by the entirety. And the said grantor does hereby covenant to and with the said grantees, and their assigns, that he is the owner in fee simple of said premises; that they are free from all incumbrances, except those above set forth, and that he will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, he has hereunto set his hand and seal this 30th day of September, 1970.

*Allan A. Weishaar* (SEAL) (SEAL)

Idaho Bannock (SEAL) (SEAL)  
STATE OF OREGON, County of Klamath, ss. September 30th, 1970.

Personally appeared the above named Allan A. Weishaar,

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

Before me:

*Beverly W. Mortensen*  
Notary Public for Oregon, 10/1/70  
My commission expires 7/1/73

After recording return to:  
*Don & Jean Heaton*

107 So 7th

Klamath Falls, Oregon

From the Office of  
GANONG, GANONG & GORDON  
First Federal Building  
Klamath Falls, Oregon 97601

STATE OF OREGON,  
County of Klamath, ss.

I certify that the within instrument was received for record on the 18 day of JANUARY, 1971, at 4:07 o'clock P.M., and recorded in book M-71 on page 437 Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE  
By *W. D. Milne* County Clerk-Recorder  
Deputy

FEE \$ 1.50

together with the pr  
ventilating, w  
coverings, bu  
installed in o  
replacements o  
land, and all o

to secure the p

\$ 22,100.00

I promise  
Oregon