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VOL 471 PAGE 781

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT ROBERT E. CHEYNE and HELEN J. CHEYNE, 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 RUDOLPH J. KLUS and INGA H. KLUS, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

PARCEL 1: Lot 22, MADISON PARK.

PARCEL 2: Lot 27, FIRST ADDITION TO MADISON PARK.

SUBJECT TO: Acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder; Liens and assessments of Klamath Project and Enterprise Irrigation District, and regulations, contracts, easements, and water and irrigation rights in connection therewith; Rules, regulations, liens and assessments of South Suburban Sanitary District; Reservations and restrictions in the dedication of Madison Park (Parcel 1); Reservations and restrictions as set forth in the Plat and dedication of said First Addition to Madison Park; Easement for sewer line purposes over the Easterly 7 feet of the herein described property as set forth in instrument recorded February 7, 1962, in Deed Volume 335 at page 475, Records of Klamath County, Oregon, (Parcel 1).

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 3,500.00
~~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 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 25th day of January, 1971

(SEAL) Robert E. Cheyne (SEAL)

(SEAL) Helen J. Cheyne (SEAL)

STATE OF OREGON, County of Klamath) ss. January 21, 1971
Personally appeared the above named Robert E. Cheyne and Helen J. Cheyne, husband and wife,
and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:
D. V. Webb
Notary Public for Oregon.
My commission expires 1/21/75

After recording return to:
Bruce Owens, Realtor
520 Klamath Ave
Klamath Falls, Ore.

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 28th day of January, 1971, at 3:48 o'clock PM, and recorded in book M71 on page 781 Record of Deeds of said County.
Witness my hand and seal of County affixed.
Wm. D. Milne
County Clerk-Recorder
Deputy
By Cynthia Campbell

Fee \$1.50