

A-22153 68291

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WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT FRANK PEDERSEN and ROSA PEDERSEN,

B.P. have bargained and sold, and by these presents do grant, bargain, sell and convey unto CLINTON HERBERT KINTGEN AND GENEVIEVE KINTGEN husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

Lot 36 of West Park, a resubdivision of a vacated portion of Buena Vista and Fairview No. 2 Additions, according to the official plat thereof on file in Klamath County, Oregon.

Subject to: Taxes for fiscal year commencing July 1, 1972, which are now a lien but not yet payable; Reservations in the dedication of West Park: (Subject to building setbacks and regulations as set forth by the Zoning Ordinances of the City of Klamath Falls, Oregon, and to Utility Easements as shown on the annexed plat); Declaration of Conditions and Restrictions, recorded September 21, 1956, Vol. 286, of Deeds, page 611; Easements and rights of way of record and those apparent on the land, if any.

SEP 14 4 16 PM 1972
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$23,500.00.
~~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 owner s 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 September, 1972

X *Frank Pedersen* (SEAL) (SEAL)
X *Rosa Pedersen* (SEAL) (SEAL)

STATE OF OREGON, County of Klamath ss. September 14, 1972
Personally appeared the above named Frank Pedersen and Rosa Pedersen,

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

Before me:

Shirley D. Milne
Notary Public for Oregon.
My commission expires 8-5-75

After recording return to:
Mr. and Mrs. C.H. Kintgen
1045 California
Klamath Falls, Oregon

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

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 14 day of SEPTEMBER, 1972, at 1:18 o'clock P.M., and recorded in book 172 on page 10409. Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

By *Hezel Dray* County Clerk-Recorder
Deputy

FEE \$2.00