

25-4285

73629

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WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT JAMES A. MALISCH and CHERYLL ANN MALISCH, 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 MARVIN R. VAN DIEPEN and EVELYN T. VAN DIEPEN, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

Lots 3 and 17 and the Southerly 100.2 feet of Lot 18, VILLA SAINT CLAIR.

ALSO, a portion of Lot 2, VILLA ST. CLAIR, more particularly described as follows:

A strip of land 7.0 feet wide North and South and 125.0 feet long East and West out of Lot 2, beginning in the Southwest corner of said lot and parallel to the South boundary of said Lot 125.0 feet.

Subject to: Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District; Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District; Reservations and restrictions as shown in deed recorded Oct. 28, 1943, in Vol. 159 at page 366, Deed Records of Klamath County, Oregon; 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 \$ 22,000.00. 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 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 7th day of February, 1973

(SEAL)

(SEAL)

STATE OF OREGON, County of Klamath) ss. February 20th 19 73
Personally appeared the above named James A. Malisch and Cheryll Ann Malisch, husband and wife,

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

Before me:

Shelw D. Gosselmer
Notary Public for Oregon.
My commission expires 11/25/76

After recording return to:

Mr. & Mrs. Marvin R. Van Diepen

Klamath Falls, Oregon 97601

From the Office of
GANONG, SISEMORE & ZAMSKY
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 26th day of FEBRUARY, 1973, at 3:42 o'clock P. M., and recorded in book M. 73 on page 2000. Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

By Hazel Drayal County Clerk-Recorder

Deputy

FEE \$ 2.00