

75336

Vol. ^m 72 Page 441228-4569
WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT JOHN EDWARD TOFELL and SHARON MARIE TOFELL,

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

JAMES RICHARD PATZKE and BEVERLY PATZKE,

husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

The Northwestern 80 feet of the following described property:

A parcel of land situate in Lots 9 and 10 in Block 2 of Resubdivision of Tracts 2B and 3 of HOMEDALE, more particularly described as follows:

Beginning at a point 177 feet Northwest of the Southeasterly corner of Lot 10 in Block 2, said Subdivision; thence Northeasterly 227.5 feet to a point on the Northeasterly line of Lot 9 in Block 2, said subdivision, that is 14.5 feet Northwesternly of the Northeast corner of Lot 9, Block 2; thence Northwesternly along the Northeast line of Lot 9, Block 2, 160 feet to a point; thence Southwesterly to a point on the Southwest line of Lot 10, Block 2; 160 feet Northwesternly from the point of beginning; thence South-easterly along the Southwest line of Lot 10, Block 2, 160 feet, more or less, to the point of beginning.

Subject to: Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District; Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District; Conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument recorded Oct. 19, 1935, in Book 105 at page 292, Deed Records; Conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument recorded Aug. 17, 1936, in Book 107 at page 93, Deed Records; 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 9th day of April, 1973.

(SEAL)

(SEAL)

STATE OF OREGON, County of Klamath) ss. April 9, 1973
Personally appeared the above named John Edward Tofell and Sharon Marie Tofell, husband and wife,

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

Before me:

Marlene T. Addington

Notary Public for Oregon

My commission expires 3-21-77

Marlene T. Addington
Notary Public for Oregon.
My commission expires March 21, 1977After recording return to:
Mr. & Mrs. James R. Patzke
5445 Walton Drive
Klamath Falls, Oregon 97601STATE OF OREGON,) ss.
County of Klamath

I certify that the within instrument was received for record on the 13 day of DEEDS, 1973, at 11:20 o'clock A. M., and recorded in book M 73 on page 4412 Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

By Hazel Drayton County Clerk-Recorder
Deputy

FEE \$ 2.00

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

APR 13 11 20 AM 1973