

01-09299 28-4790  
75781

Vol. <sup>m</sup> 72 Page 5022

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT EVERETT L. LEACH and PATRICIA C. LEACH, 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 PATRICK M. WALSH and JUDY ANN WALSH, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

Lot 12 of Tract No. 1038, a resubdivision of Lots 10 thru 15 of Block 1, MIDLAND HILLS ESTATES.

Subject to: Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin as shown on the recorded plat of Midland Hills Estates, subject to a 25 foot building set back along street and a public utility easement per plat, (affects Westerly 8 feet and Southerly 16 feet of subject property); Conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument recorded April 29, 1970, in Book M-70 at page 3339, Microfilm Records; Easements and rights of way of record and apparent on the land.

APR 21 10 37 AM 1973

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 20,390.00  
~~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 25th day of April, 1973

(SEAL)

(SEAL)

STATE OF OREGON, County of Klamath ss. April 26, 1973  
Personally appeared the above named Everett L. Leach and Patricia C. Leach, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

James D. Bouche  
Notary Public for Oregon  
My commission expires 10-25-74

After recording return to:

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 27 day of April, 1973, at 10:37 o'clock A.M., and recorded in book M-73 on page 5022 Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

By Hazel Drayle County Clerk-Recorder  
Deputy

FFB \$ 2.00