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Vol. 773 Page 5658

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT JOHN PATRICK ASHE and IRENE KAYE ASHE,

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

JOHN W. GERAGHTY and JOSEPHINE GERAGHTY,

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

The Southeasterly 80.0 feet of Lot 20 of WINEMA GARDENS, according to the official plat thereof on file in the records of Klamath County, Oregon.

Subject to: Rules, regulations, liens and assessments of South Suburban Sanitary District; Reservations and restrictions in deed recorded July 13, 1951, in Deed Volume 248 at page 397, Records of Klamath County, Oregon; Reservations and restrictions contained in the dedication of Winema Gardens, and modification thereof; Building and Use Restrictions for Winema Gardens, recorded May 26, 1960, in Deed Volume 321, page 440, Records of Klamath County, Oregon; Easements and rights of way of record and apparent on the land, if any.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$12,500.00. 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 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 4th day of May, 1973.

(SEAL) John Patrick Ashe (SEAL)  
(SEAL) Irene Kaye Ashe (SEAL)

STATE OF OREGON, County of Klamath ss. May 7, 1973  
Personally appeared the above named John Patrick Ashe and Irene Kaye Ashe, husband and wife,

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

Before me:

S. W. Brown  
Notary Public for Oregon.  
My commission expires 11-12-74

After recording return to:

First Federal  
2943 So. 6th  
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 10 day of May, 1973, at 1:43 o'clock P.M., and recorded in book M-73 on page 5658 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

MAY 10 1 25 PM 1973

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