

01-08732
80039
Vol. 73 Page 10574
28-01402
WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT Edmond W. Andersch and Barbara Ann Andersch, 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 Gary Leo Hedlund and Mary Elizabeth Hedlund, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

Beginning at the most Northerly corner of Lot 1, Block 7 of First Addition to the City of Klamath Falls, Oregon; thence Southeasterly along the Southwesterly line of Eighth Street 55 feet; thence Southwesterly at right angles to Eighth Street, 70 feet; thence Northwesterly, parallel with Eighth Street, 55 feet; thence Northeasterly along the Southeasterly line of Doty Street 70 feet to the point of beginning, being a portion of Lots 1 and 2 of Block 7, First Addition to the City of Klamath Falls, Oregon.

Subject to: Easements and rights of way of record or apparent on the land, if any; taxes for fiscal year commencing July 1, 1973, which are now a lien but not yet payable; and to a Mortgage to First Federal Savings and Loan Association of Klamath Falls, dated Aug. 13, 1971, recorded Aug. 24, 1971 in M71, page 8948, Mortgage Records of Klamath County, Oregon, which said Mortgage grantees hereby expressly assume and agree to pay according to the tenor thereof and the note accompanying it.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$13,950.00. 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 6th day of August, 1973

(SEAL) *Edmond W. Andersch* (SEAL)
(SEAL) *Barbara Ann Andersch* (SEAL)

STATE OF OREGON, County of Klamath ss. August 8, 1973
Personally appeared the above named Edmond W. Andersch and Barbara Ann Andersch, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me,
James B. Borch
Notary Public for Oregon.
My commission expires 10-25-74

After recording return to:
77512

540 Main
City

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

STATE OF OREGON, Klamath ss.
County of

I certify that the within instrument was received for record on the 10 day of August, 1973, at 11:05 o'clock a.m. and recorded in book M-73 on page 10574 Record of Deeds of said County.

Witness my hand and seal of County affixed.
Wm. D. Milne

By *Wazil Drazil* County Clerk-Recorder
Deputy

Fee 2.00

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