

A-23454

80291

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WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT HERSCHEL M. LAZARUS and ARTIE LAZARUS, 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 CHARLES R. KLEM and CORA MARY KLEM, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

The Easterly 65 feet of Tract 41 of INDEPENDENCE TRACTS, according to the official plat thereof on file in the records of Klamath County, Oregon.

Subject to: Liens and assessments of Klamath Project and Enterprise Irrigation District, and regulations, contracts, easements, water and irrigation rights in connection therewith; Any unpaid charges or assessments of Enterprise Irrigation District; Rules, regulations, liens and assessments of South Suburban Sanitary District; Reservations and restrictions contained in the dedication of Independence Tracts; Easements and rights of way of record or apparent on the land, if any; and to real property taxes for fiscal year commencing July 1, 1973, which are now a lien but not yet payable.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 12,900.00
~~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.

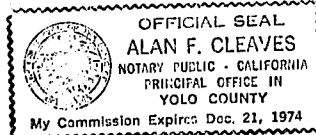
IN WITNESS WHEREOF, they have hereunto set their hands and seals
 this 20th day of July, 1973

Herschel M. Lazarus (SEAL) (SEAL)
Artie I. Lazarus (SEAL) (SEAL)
 CALIFORNIA

STATE OF OREGON, County of Sacramento, ss. August 9, 1973
 Personally appeared the above named Herschel M. Lazarus and Artie Lazarus, husband and wife,

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

Before me:



Alan F. Cleaves
 Notary Public for Oregon, California
 My commission expires

After recording return to:

Mrs. Charles R. Klem
 5414 Independence
 City

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 11th day of Aug. 1973, at 3:39 o'clock P. M., and recorded in book M73 on page 10886 Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE, County Clerk-Recorder
 By *Hazel D. Klem* Deputy
 FEE \$2.00

JUN 14 3 30 PM '73

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