

80453

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WARRANTY DEED TO CREATE EST. BY THE ENTIRETY

This Indenture Witnesseth, THAT KENNETH L. VAN ARSDALE and OPAL R. VAN ARSDALE,

husband and wife, hereinafter known as grantors, for the consideration hereinafter recited have bargained and sold and by these presents do grant, bargain, sell and convey unto JOHN P. WALLAN and CAROL WALLAN, husband and wife, the following described premises, situated in Klamath County, Oregon, to-wit:

Lot 1, Block 1 of FIRST ADDITION TO TONATEE HOMES.

Subject to: 1968-1969 real property taxes which are now a lien but not yet payable; Acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder; Contract and/or lien for irrigation and/or drainage; Easements and Rights of Way of record and those apparent on the land, if any; Rules, regulations, liens and assessments of South Suburban Sanitary District; Reservations as shown on the Plat and in the Dedication of First Addition to Tonatee Homes; Building and use restrictions as set forth in instrument recorded October 5, 1959 in Volume 316 at page 326, Deed Records of Klamath County, Oregon; Trust Deed, including the terms and provisions thereof, dated August 21, 1963, recorded August 22, 1963, in Mortgage Book 219 at page 13, executed by grantors to Oregon Title Company of Klamath County, trustee for beneficiary, The First National Bank of Oregon, Portland, which said Trust Deed grantees hereby expressly assume and agree to pay according to the tenor thereof as same becomes payable and the note accompanying it.

The true and actual consideration for this transfer is \$13,500.00 being partial cash and balance by assumption of above described Trust Deed.

The foregoing recitation of consideration is true as I verily believe.

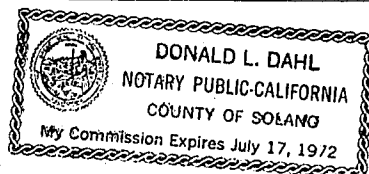
TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantees as an estate by the entirety. And the said grantors do hereby covenant, to and with the said grantees, and their assigns, that they are the owners in fee simple of said premises; that they are free from all incumbrances, 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 27th day of August, 1968.

(SEAL) *Kenneth L. Van Arsdale* (SEAL)(SEAL) *Opal R. Van Arsdale* (SEAL)

CALIFORNIA
STATE OF ~~OREGON~~ County of Solano ss. August 30, 1968.
Personally appeared the above named Kenneth L. Van Arsdale and Opal R. Van Arsdale, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

From Office of
GANONG, GANONG & GORDON
First Federal Building
Klamath Falls, Oregon



Before me:
Donald L. Dahl
Notary Public for ~~California~~ California
My commission expires July 17, 1972

STATE OF OREGON, } ss.
County of Klamath

I certify that the within instrument was received for record on the 17th day of AUGUST, 1968, at 10:23 o'clock A.M., and recorded in book M. 73 on page 11089. Record of Deeds of said County.

Witness my hand and seal of County affixed.

By *Wm. D. Milne* County Clerk-Recorder.
FEE \$ 2.00 Deputy

Return to:
Mr. John Wallan
4360 Memorial Lane
Klamath Falls, Ore
97601