

01-09476 82400

A-23813

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WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT MICHAEL R. KLEPACH and ELEANOR A. KLEPACH,

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  
 MELVIN L. McCUNE and MICKEY A. McCUNE,

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

Lot 2 in Block 28 of HOT SPRINGS ADDITION to the City of  
 Klamath Falls, Oregon, according to the official plat  
 thereof on file in the records of Klamath County, Oregon.

Subject to: Reservations and restrictions, including the  
 terms and provisions thereof, by Deed recorded September  
 21, 1914 in Volume 42 of Deeds, page 490, Records of  
 Klamath County, Oregon; Easements and rights of way of  
 record or apparent on the land, if any; and to real prop-  
 erty 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 \$19,000.00.  
~~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 9th day of October, 1973.  
 (SEAL) Michael R. Klepach (SEAL)  
 (SEAL) Eleanor A. Klepach (SEAL)

STATE OF OREGON, County of Klamath, ) ss. October 10, 1973.  
 Personally appeared the above named Michael R. Klepach and Eleanor A. Klepach,  
 husband and wife,  
 and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

*Lucy Owens*  
 Notary Public for Oregon.  
 My commission expires 5-14-76

After recording return to:

*Klam Co. Title Co.*  
*8000 151 - 153*

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

STATE OF OREGON,  
 County of KLAMATH } ss.

I certify that the within instrument was re-  
 ceived for record on the 11th day of October  
 1973, at 10:02 o'clock A.M. and recorded in book  
 M 73 on page 13690 Record of Deeds of  
 said County.

Witness my hand and seal of County affixed.

WM. D. MILNE  
 County Clerk-Recorder  
 By *Magel Craig* Deputy  
 FEE \$ 2.00