

85017

261

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

Vol. 11 Page 24

This Indenture Witnesseth, THAT

GERTRUDE OTREMBA, a single woman,

hereinafter known as grantor, for the consideration hereinafter stated
 ha s bargained and sold, and by these presents do es grant, bargain, sell and convey unto
 HARRY D. BELL and PHYLLIS J. BELL,
 husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

Lot 228 of THIRD ADDITION to SPORTSMAN PARK.

SUBJECT TO: Agreement for control of water level of lake, including the
 terms and provisions thereof, from Herbert Fleishhacker to The California
 Oregon Power Company, a California corporation, recorded February 15, 1924,
 in Volume 63 at page 459, Deed Records of Klamath County, Oregon; trans-
 mission line easement, including the terms and provisions thereof, granted
 to Copco by instrument recorded November 8, 1955, in Deed Volume 279 at
 page 99, Klamath County, Oregon; subject to the reservations for set-back
 lines and 8-foot easements on back of lot for sanitary, sewer, and public
 utilities, as set forth on the Plat of Third Addition to Sportsman Park;
 and building and use restrictions on deed from Peggy M. Stivers et ux,
 et al., to Gertrude Otremba.

JAN 10 1969

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 2300.00.
~~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 grantor do es hereby covenant, to and with the said grantees, and
 their assigns, that she is the owner in fee simple of said premises; that they are free from
 all incumbrances, except as above set out,
 and that she will warrant and defend the same from all lawful claims whatsoever,
 except those above set forth.

IN WITNESS WHEREOF, grantor ha s hereunto set her hand and seal
 this 25th day of ~~November~~ December 19 69.

(SEAL)

(SEAL)

(SEAL)

Minnesota Hennepin) ss. ~~November~~ Dec. 5, 19 69
 STATE OF OREGON, County of
 Personally appeared the above named GERTRUDE OTREMBA, a single woman,
 and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me:

JUDY KAY LEE
 Notary Public, Hennepin County, Minnesota
 My Commission Expires Mar. 10, 1971

After recording return to:
 Harry D. Bell & Phyllis J. Bell
 1760 Whitwood Lane, Apt 2
 Campbell, Calif. 95008

STATE OF OREGON,

County of KLAMATH

ss.

I certify that the within instrument was re-
 ceived for record on the 10th day of January,
 19 74, at 2:31 o'clock A. M., and recorded in book
 M 74 on page 261 Record of Deeds of
 said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

County Clerk-Recorder

By

Deputy

FEE \$2.00

From the Office of
 GANONG, GANONG & GORDON
 First Federal Building
 Klamath Falls, Oregon 97601

calh 200