

94340

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WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT FRED LEKBERG and HILDA LEKBERG, husband and wife,

hereinafter known as grantors, for and in consideration of the sum of Ten and 00/100 - - - - - Dollars, to them paid, have bargained and sold, and by these presents do grant, bargain, sell and convey unto ROY RUHKALA and MARJORIE RUHKALA, husband and wife, the following described premises, situated in Klamath County, Oregon, to-wit:

Lot 1 in Block 42 of HOT SPRINGS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the records of Klamath County, Oregon, save and except the Northeastly 93 feet thereon;

SUBJECT TO: Reservations and restrictions contained in the dedication of Hot Springs Addition; reservations and restrictions contained in deeds recorded in Volume 41 at page 184 and Volume 70 at page 196, Deed Records of Klamath County, Oregon.

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 seal this ^{10th} ~~XX~~ day of September ~~XX~~ 19 63.

CALIFORNIA
STATE OF OREGON, } ss.
County of ~~Klamath~~ Placer

Fred Lekberg (SEAL)
Hilda Lekberg (SEAL)
(SEAL)
(SEAL)

BE IT REMEMBERED, That on this 10th day of September ~~XX~~ A. D. 19 63, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Fred Lekberg and Hilda Lekberg, husband and wife, who are known to me to be the identical persons described in and who executed the within instrument, and acknowledged to me that they executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal the day and year last above written.

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

After recording mail to
Roy & Marjorie Ruhkala
3995 Winding Lane
Rocklin, Ca. 95677

Marie Lued
Notary Public for ~~Oregon~~ California
My Commission Expires March 22, 1967
County of Placer

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of FIRST FEDERAL SAVINGS & LOAN

this 30th day of OCTOBER A. D., 1971 at 8:18 o'clock A. M., and duly recorded in

Vol. M. 71, of DEEDS on Page 14073

FEE \$ 2.00

WM. D. MILNE, County Clerk

By *Hazel Dragie* Deputy