

9227

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H-26585

## WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT EARL Z. HEITSMITH and HONOR H. HEITSMITH,

husband and wife, hereinafter known as grantor s, for the consideration hereinafter stated have bargained and sold, and by these presents do grant, bargain, sell and convey unto LESTER A. LORADITCH and KARAN LORADITCH, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

Lot 35, LAMRON HOMES, Klamath County, Oregon.

Subject to: 1969-70 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; Liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, contracts, easements, and water and irrigation rights in connection therewith; Reservations, 15 foot building set-back lines 8 foot easement in back of all lots for sanitary purposes use and construction restriction, including the terms and provisions thereof, as shown on the Plat and in the Dedication and as set forth in Declaration of Restrictive Covenants, recorded July 28, 1958, in Deed Volume 301 at page 380, and in instrument recorded March 19, 1959, in Deed Volume 310 at page 638.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 13,950.00  
~~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 hand s and seals this 1st day of October, 19 69 .

(SEAL) Earl Z. Heitsmith (SEAL)

(SEAL) Honor H. Heitsmith (SEAL)

STATE OF OREGON, County of Klamath ) ss. October 13, 19 69  
 Personally appeared the above named Earl Z. Heitsmith and Honor H. Heitsmith, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.



Before me:

Andrew A. Silani  
 Notary Public for Oregon  
 My commission expires March 13, 1970

After recording return to:

Bainier Bainier  
 210 Bainier Bldg  
 Klamath Falls Ore

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

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 13th day of January, 1970, at 11:13 o'clock A.M., and recorded in book N-76 on page 706. Record of Deeds of said County.

Witness my hand and seal of County affixed.

By J. D. MILNE  
 County Clerk-Recorder  
 Deputy

FEE \$ 3.00

JUN 15 AM 11 13

JUN 23 PM 12 24