

L-01-11355 54459 A-29871

Vol. ^m78 Page 19543

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT RUDOLPH RICHARD FLEGEL and ETHEL MAE FLEGEL, 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 CELESTINA MARIE AMUCHASTEGUI; and J. BRUCE OWENS and E. MARIE OWENS, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

Lot 23 and the Easterly 5 feet of Lot 24 in Block 8 of Eldorado Addition to the City of Klamath Falls according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to: Taxes for fiscal year commencing July 1, 1978, which are now a lien but not yet payable; Charges and assessments of the City of Klamath Falls for monthly water and/or sewer service; Reservations and restrictions contained in the dedication of Eldorado Addition; Reservations, restrictions, easements and rights of way of record and those apparent on the land, if any.

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said Celestina Marie Amuchastegui as tenant in common as to an undivided one-half interest; and unto the said J. Bruce Owens and E. Marie Owens as tenants by the entirety as to an undivided one-half interest.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 31,000.00
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 unto the said grantees, their heirs and assigns forever. 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 23d day of August 1978
(SEAL) *Rudolph Richard Flegel* (SEAL)
(SEAL) *Ethel Mae Flegel* (SEAL)

STATE OF OREGON, County of Klamath) ss. *Sept 1st*, 1978.
Personally appeared the above named RUDOLPH RICHARD FLEGEL and ETHEL MAE FLEGEL, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:
Betty J. Watkins
Notary Public for Oregon. 9-10-80
My commission expires

After recording return to:
Kl. 1st Federal
man.

Until a change is requested, all tax statements shall be sent to the following name and address:

From the Office of
WILLIAM L. SISEMORE
First Federal Bldg.
540 Main Street
Klamath Falls, Oregon 97601

STATE OF OREGON,)
County of Klamath) ss.
I certify that the within instrument was received for record on the 5th day of September, 1978, at 11:21 o'clock A. M., and recorded in book 1121 on page 19543. Record of Deeds of said County.
Witness my hand and seal of County affixed.
Wm. D. Milne County Clerk-Recorder
By *Bernhard Helich* Deputy
Fee \$3.00