

K-32484 78690

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

Vol. <sup>m</sup> 79 Page 29684

This Indenture Witnesseth, THAT RONALD WILLIAM KICKHOFEL and AGNES LOUISE KICKHOFEL, husband and wife; and RICHARD O. FLEMING and PHYLLIS T. FLEMING, 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 JOHN E. CLARK and SHELLI M. CLARK, husband and wife; and RONALD D. LOFTIS and CAROLYN LOFTIS, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

Lot 1 in Block 1 of Tract 1131 of The Wades, 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 1979-1980, which are now a lien but not yet payable; Reservations and restrictions contained in the dedication of Tract 1131, The Wades; Restrictive Covenants for Tract 1131, The Wades, recorded June 24, 1977, in Vol. M77, page 11099, Deed Records of Klamath County, Oregon; Easements and rights of way of record and those apparent on the land, if any; and also subject to a Trust Deed, including the terms and provisions thereof, dated October 12, 1977, recorded November 8, 1977, in Mortgage Vol. M77, page 21512, Records of Klamath County, Oregon, which said Trust Deed grantees hereby expressly assume and agree to pay according to the tenor thereof as same becomes payable and the note accompanying it.

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said John E. Clark and Shelli M. Clark as tenants by the entirety as to an undivided one-half interest; and unto the said Ronald D. Loftis and Carolyn Loftis, as tenants by the entirety as to an undivided one-half interest.

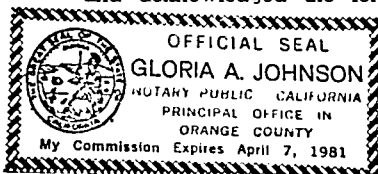
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$7,000.00. However, the actual consideration includes other property which is part of the consideration. (Strike out the above when not applicable)

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said John E. Clark and Shelli M. Clark as tenants by the entirety as to an undivided one-half interest; and unto the said Ronald D. Loftis and Carolyn Loftis, as tenants by the entirety as to an undivided one-half interest. 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 22nd day of October 1979

Ronald William Kickhofel (SEAL) Richard O. Fleming (SEAL)  
Agnes Louise Kickhofel (SEAL) Phyllis T. Fleming (SEAL)  
CALIFORNIA

STATE OF OREGON, County of Orange ) ss. November 5, 1979  
Personally appeared the above named RONALD WILLIAM KICKHOFEL and AGNES LOUISE KICKHOFEL, husband and wife; and RICHARD O. FLEMING and PHYLLIS T. FLEMING, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.



1 Before me: Gloria A. Johnson, Notary Public, Wayne County, Mich.  
Richard O. Fleming and Phyllis T. Fleming, Acting in  
husband & wife Notary Public for California  
My commission expires April 7, 1981

After recording return to:

Kato

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

John E. Clark and Ronald D. Loftis  
1133 W. Alden  
Lompoc, California 93436

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 27th day of December, 1979, at 2:49 o'clock P. M., and recorded in book M79 on page 29684 Record of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk-Recorder

By Denise L. Loftis

Fee \$3.50

Deputy