

83822

Vol. 1780

Page 8039

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

T/A #M-38-21233-5

This Indenture Witnesseth, THAT THEODORE B. CASE and SHIRLEY J. CASE, 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 STEVE MAENAKA and MARGARET MAENAKA,

husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit: Lot 6, Block 6, First Addition to CYPRESS VILLA, in the County of Klamath, State of Oregon.

SUBJECT TO: 1. Regulations, including levies, liens and utility assessments of the City of Klamath Falls;
2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District;
3. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District;
4. Perpetual easement, including the terms and provisions thereof, for 16-foot roadway along the North line of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 12, as disclosed by instrument recorded in Deed Volume 179 at page 493, and in Deed Volume 225 at page 27;
5. Restrictions as shown on the recorded plat of First Addition to Cypress Villa, including the conditions imposed thereon by the Klamath Irrigation District;
6. Easement and Rights of way apparent on the land.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 55,000.00.
~~However, the actual consideration includes other property which is part of the consideration.~~
~~As to the above which is 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 s do hereby covenant, to and with the said grantees, and their assigns, that they are the owner s in fee simple of said premises; that they are free from all incumbrances, except those set forth above, and that they will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, grantors ha ve hereunto set their hand s and seal s this 30th day of April, 19 80

Theodore B. Case
Theodore B. Case

(SEAL)

(SEAL)

Shirley J. Case
Shirley J. Case

(SEAL)

(SEAL)

STATE OF OREGON, County of Oregon) ss. April 19 80
Personally appeared the above named Theodore B. Case and Shirley J. Case, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Darlene P. Addington
Notary Public for Oregon.
My commission expires 3-22-81

After recording return to:

Mrs. & Mrs. Steve Maenaka
4340 Sycamore
Klamath Falls, OR 97601

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

Steve Maenaka
4340 Sycamore Drive

Klamath Falls, Oregon 97601

Dept. of Veterans' Affairs
1225 Ferry S.E., Salem, OR 97310

STATE OF OREGON,

County of _____

ss.

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book _____ on page _____ Record of Deeds of said County.

Witness my hand and seal of County affixed.

County Clerk—Recorder

By _____

Deputy

8040

FORM No. 159—ACKNOWLEDGMENT BY ATTORNEY-IN-FACT.

STATE OF OREGON,

County of Klamath

ss.

On this the 30th day of April, 1980 personally appeared
 THEODORE B. CASE who, being duly sworn (or affirmed), did say that he is the attorney in fact for SHIRLEY JANE CASE
 and that he executed the foregoing instrument by authority of and in behalf of said principal; and he acknowl-
 edged said instrument to be the act and deed of said principal.

(Official Seal)

Before me:



(Signature)

My Commission Expires March 22, 1981

(Title of Officer)

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Titel Co.

on the 30th day of April A. D. 1980 at 3:59 o'clock P. M., or
 duly recorded in Vol. M80, of Deeds on Page 8039

W. D. MILNE, County Clerk.

Fee \$7.00

By Bernetha Phelps