

18979

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

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This Indenture Witnesseth, THAT WESTON THORSEN and THELMA E. THORSEN, husband and wife,

hereinafter known as grantors, for the consideration hereinafter recited have bargained and sold and by these presents do grant, bargain, sell and convey unto JOHN A. NOSAL and DOLORES B. NOSAL, husband and wife, the following described premises, situated in Klamath County, Oregon, to-wit:

Lot 12 of Odessa Summer Home Sites, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Agreement, including the terms and provisions thereof, given by Herbert Fleishhacker and May Belle Fleishhacker, his wife, to The California Oregon Power Company, a California corporation, dated January 25, 1924, recorded February 15, 1924, Vol. 63 of Deeds, page 459, records of Klamath County, Oregon, relative to raising and/or lowering waters of Upper Klamath Lake.
2. Reservations and restrictions contained in the dedication of Odessa Home Sites, as follows: "Setback lines of not less than 20 feet from street boundaries and an easement strip 10.0 feet in width with right of ingress and egress at rear of all lots for public utilities."
3. Declaration of Conditions and Restrictions by A. E. Wampler and Mayme Wampler, dated January 7, 1959, recorded January 8, 1959, Deed Vol. 308, page 401, records of Klamath County, Oregon.

The true and actual consideration for this transfer is \$ 40,000.00. ~~XXXXXX~~

The foregoing recitation of consideration is true as I verily believe.

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 seals this 28 day of May 19 68.

(SEAL)

(SEAL)

Weston Thorsen
Thelma E. Thorsen

(SEAL)

(SEAL)

STATE OF OREGON, County of Klamath) ss. May 28, 19 68.
Personally appeared the above named WESTON THORSEN and THELMA E. THORSEN, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

R. E. Wheat
Notary Public for Oregon.
My commission expires 4-1-69

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 4th day of January 19, 83, at 2:23 o'clock P. M., and recorded in book M83 on page 97. Record of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk

By *Annetha J. Petch* County Clerk-Recorder.

Fee \$4.00

Deputy

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

After Recording,
Return to:

John A. NOSAL

P.O. Box 722

Klamath Falls,

OR, 97601,