

WARRANT DEED TO CREATE ESTATE BY THE ENTIRETY ATC 29445

Vol. M85 Page 20180

This Indenture Witnesseth, THAT GLEN L. VAN DYNE and MARY JO VAN DYNE,
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
ANDREW M. OLSON and PAMELA A. OLSON,
husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

Lot 2, Block 4, Tract No. 1103, EAST HILLS ESTATES, in the County of
Klamath, State of Oregon.

SUBJECT TO: Regulations, including levies, liens and utility assessments
of the City of Klamath Falls; Regulations, including levies, liens, asses-
ments, rights of way and easements of the South Suburban Sanitary District,
and as per Ordinance No. 29, recorded May 24, 1983, in Book M83, page 8062;
Regulations, including levies, assessments, water and irrigation rights and
easements for ditches and canals, of Basin View Drainage District; Restric-
tions, but omitting restrictions, if any, based on race, color, religion
or national origin, as shown on the recorded plat of East Hills Estates;
Covenants, easements and restrictions, but omitting restrictions, if any,
based on race, color, religion or national origin, imposed by instrument
recorded Jan. 30, 1976, in Book M76 at page 1419; Easements and rights of
way of record and those apparent on the land, if any.

NOTE: This instrument will not allow use of the property described in
this instrument in violation of applicable land use laws and regulations.
Before signing or accepting this instrument, the persons acquiring fee
title to the property should check with the appropriate city or county
planning department to verify approved uses.

85 DEC 12 AM 10 56

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 65,000.00
~~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 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 3d day of December 19 85.

[Signature] (SEAL) *[Signature]* (SEAL)
[Signature] (SEAL) (SEAL)
STATE OF MISSOURI JACKSON
County of Jackson ss.

Personally appeared the above named Glen L. Van Dyne and Mary Jo Van Dyne, husband and
wife,
and acknowledged the foregoing instrument to be their voluntary act and deed.

MARK V. COLAZZI
Notary Public - State of Missouri
Commissioned in Jackson County
My Commission Expires Aug. 19, 1988

Before me:

[Signature]
Notary Public for Oregon MISSOURI
My commission expires Aug. 19, 1988

After recording return to:
Klamath 1st Federal
540 Main
Klamath Falls, OR 97601
Until a change is requested, all tax statements
shall be sent to the following name and address:
Klamath 1st Federal
540 Main
Klamath Falls, OR 97601

STATE OF OREGON,
County of Klamath } ss.

I certify that the within instrument was re-
ceived for record on the 12th day of December
19 85, at 10:56 o'clock A. M., and recorded in book
M85 on page 20180. Record of Deeds of
said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
County Clerk-Recorder

By *[Signature]*
Fee: \$5.00 Deputy

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