

77330

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT MARGARET GERBINO and FRED W. GERBINO, Vol. 1481 Page 13213

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
 THEODORE STANKE and MILDRED T. STANKE,
 husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

Lots 26 and 27, EXCEPT the Northeastly 43 feet in Block 17, INDUSTRIAL ADDITION
 TO THE CITY OF KLAMATH FALLS, Klamath County, Oregon.

Subject to: Reservations, restrictions, easements and rights of way of record and
 those apparent on the land, if any.

The grantors, their heirs and assigns, hereby retain the use of the hot water well
 located on the above-described premises on the following terms and conditions:
 Grantors shall be responsible for maintaining in good working order the coil that
 is used for supplying heat to the property retained by the grantors. Grantees,
 their heirs and assigns, shall be responsible for maintenance of the well and the
 coil used to heat the above-described premises. The rights retained by the grantors
 shall be for the use and benefit of the following-described real property, situated
 in Klamath County, Oregon, to-wit: The Northeastly 43 feet of Lots 26 and 27 in
 Block 17, Industrial Addition to the City of Klamath Falls, Oregon.

In the event that there should be a tax or charge of any type imposed upon hot
 water wells, the grantors shall pay their proportionate share of any such tax or
 charge.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 25,000.00
~~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 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 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 ha ve hereunto set their hand s and seal s
 this 8th day of April 19 77

Margaret Gerbino (SEAL)

Margaret Gerbino (SEAL)

Fred W. Gerbino

Fred W. Gerbino (SEAL)

STATE OF OREGON, County of Klamath ss. April 22, 1977
 Personally appeared the above named Margaret Gerbino and Fred W. Gerbino,

and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Evelyn Biehn
 Notary Public for Oregon.
 My commission expires 6-13-80

After recording return to:

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was re-
 ceived for record on the 24th day of July,
 1987, at 10:09 o'clock A. M., and recorded in book
 MB7 on page 13213. Record of Deeds of
 said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

County Clerk—Recorder

By P. J. Smith

Fee: \$10.00

Deputy

From the Office of
 GANONG & SISEMORE
 538 Main Street
 Klamath Falls, Oregon 97601

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

Theodore and Mildred T. Stanke

315 East Main St., 424 Kelland

Klamath Falls, Oregon 97601

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