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WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT David P. Henzel and Joann Barbara Henzel, 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 S. Franz Wogan and Marilyn M. Wogan, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

Lot 17 in Block 17 of Hillside Addition to the City of Klamath Falls, according to the official plat thereof on file in the records of Klamath County, Oregon.

Subject to: 1970-71 real property taxes which are now a lien but not yet payable; Trust Deed, including the terms and provisions thereof, given by grantors to William Ganong as trustee for First Federal Savings and Loan Association of Klamath Falls, Oregon, beneficiary, dated Sept. 19, 1963, recorded Sept. 24, 1963, in Mortgage Vol. 219 at page 381, 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; 187th Improvement Lien, docketed Dec. 1, 1966, Card No. 3, which said Lien grantees hereby expressly assume and agree to pay.

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The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 18,900.00
~~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 have hereunto set their hand s and seal s
this 28th day of July, 19 70

(SEAL) (SEAL)
(SEAL) (SEAL)

STATE OF OREGON, County of Klamath ss. July 29, 19 70
Personally appeared the above named David P. Henzel and Joann Barbara Henzel, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.



Before me:
James D. Bouchi
Notary Public for Oregon.
My commission expires 10-25-70

After recording return to:
First Federal
540 Main
Klamath Falls Oregon
97601

From the Office of
GANONG, GANONG & GORDON
First Federal Building
Klamath Falls, Oregon 97601

STATE OF OREGON,
County of KLAMATH } ss.
I certify that the within instrument was received for record on the 12th day of AUGUST, 1970, at 3:44 o'clock P. M., and recorded in book M. 70 on page 6960 Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE
County Clerk-Recorder
By Hazel Wogan Deputy
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