

2-1000056 K.L. Co A-21963

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WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT ROBERT JON BOGATAY and GREER BOGATAY, 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 JAMES BRUCE BAUMGARTNER and SALLY SUE BAUMGARTNER, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

Lot 6 in LOMA LINDA HEIGHTS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the records of Klamath County, Oregon.

Subject to: Reservations and restrictions contained in the dedication of Loma Linda Heights; Declaration of Restrictions and Conditions for Loma Linda Heights recorded January 5, 1956, Deed Volume 280, page 263, Records of Klamath County, Oregon; Easements and rights of way of record and those apparent on the land, if any; and to taxes for fiscal year commencing July 1, 1972, which are now a lien but not yet payable.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$40,000.00. 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 6th day of July, 1972.

(SEAL) Robert Jon Bogatay (SEAL)
(SEAL) Greer Bogatay (SEAL)

STATE OF OREGON, County of Klamath) ss. July 7th 1972
Personally appeared the above named Robert Jon Bogatay and Greer Bogatay, husband and wife,

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

Before me:

Arnold V. Brown
Notary Public for Oregon.
My commission expires 11-12-74

After recording return to:

First Federal
2943 So. 6th
Klamath Falls, Oregon
97601

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

STATE OF OREGON,
County of Klamath) ss.

I certify that the within instrument was received for record on the 10th day of JULY, 1972, at 3:51 o'clock P.M., and recorded in book 7478 on page 7478 Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

By *Harold Drayton* County Clerk-Recorder
Deputy

FEE \$2.00

JUL 10 3 51 PM 1972