

## WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT ROBERT A. NILES and VIRGINIA NILES, 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 ROBERT M. MARTIN and AYAKO MARTIN, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

Lot 18 SUMMERS HEIGHTS.

Subject to: Taxes for fiscal year commencing July 1, 1972, which are now a lien but not yet payable; Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District; Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District; Water contract agreement recorded July 12, 1927, in Deed Volume 76 at page 116; Easements and rights of way of record and those apparent on the land, if any; Agreement as to building and use restrictions, building set back lines, recorded July 11, 1950, in Deed Volume 240 at page 150; Reservations of utility easements, including the terms and provisions thereof, as set out on the plat and in the dedication of Summers Heights.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$31,100.00. 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 August, 1972

(SEAL)

Virginia Niles

(SEAL)

(SEAL)

Robert A. Niles

(SEAL)

STATE OF OREGON, County of Klamath ) ss. August 19 1972  
Personally appeared the above named Robert A. Niles and Virginia Niles, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Shirley J. Smith  
Notary Public for Oregon  
My commission expires 2/18/73

After recording return to:  
Mrs. Mrs. Robert M. Martin  
5315 Hilldale Rd  
Klamath Falls, Ore 97601

STATE OF OREGON,  
County of Klamath } ss.

I certify that the within instrument was received for record on the 22nd day of August 1972, at 10:25 o'clock A.M. and recorded in book M-72 on page 9394. Record of Deeds of said County.

Witness my hand and seal of County affixed.  
WM. D. MILNE

By Hazel Drayton County Clerk-Recorder  
Deputy

FEE \$2.00

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