

## WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT KENNETH DALE ALEXANDER and NANCY MARIE ALEXANDER,

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 GEORGE I. ZAIGER and HELEN N. ZAIGER,

husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

The Northwesterly 83 feet of Lot 2, WINEMA GARDENS.

Subject to: Taxes for fiscal year commencing July 1, 1972, which are now a lien but not yet payable; Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District; Reservations, restrictions, easements, set back lines as shown on the Plat and in the Dedication of Winema Gardens, as modified by instrument recorded April 21, 1960 in Book 320 at page 437; Building and use restrictions recorded July 15, 1959, in Vol. 13 at page 472 and modified by instrument recorded August 13, 1959 in Misc. Vol. Records, 13 at page 496 and modified by instrument recorded May 26, 1960 in Vol. 321 at page 440; Easements and rights of way of record and those apparent on the land, if any; and to a Trust Deed, including the terms and provisions thereof, for beneficiary Commerce Mortgage Company, dated Jan. 19, 1968, recorded Jan. 31, 1968, in Book M-68 at page 780, Microfilm Records, which said Trust Deed was by instrument recorded Feb. 19, 1968 in M-68 at page 1250, assigned to State of Oregon Public Employees Retirement System, 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 17,154.52.  
~~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 28th day of September, 1972.

*Kenneth Dale Alexander* (SEAL)

(SEAL)

*Nancy Marie Alexander* (SEAL)

(SEAL)

IDAHO  
 STATE OF ~~OREGON~~ County of Kootenai ) ss. Sep 29  
 Personally appeared the above named Kenneth Dale Alexander and Nancy Marie  
Alexander, husband and wife,  
 and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

*Robert L. Thomas*  
 Notary Public for ~~Oregon~~ Idaho  
 My commission expires Feb 4, 1973

After recording return to:  
 Mr. & Mrs. George I. Zaiger  
 1708 Carlson Drive  
 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 29 day of Oct, 1972, at 10:37 o'clock A.M., and recorded in book M-72 on page 11370. Record of Deeds of said County.

Witness my hand and seal of County affixed.  
 Wm. D. Milne

By *Carolyn B. Buehler* County Clerk-Recorder  
 Deputy

86-3375  
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