

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT MAHLON H. ESCH and IRENE L. ESCH, 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 CHARLES W. PHILLIPS and LAURENÆ. PHILLIPS, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

All that portion of Lot 17, IMPERIAL ACRES, particularly described as follows:

Beginning at a point in the Southerly line of said Lot 17, 37 feet from the Southwesterly corner of said lot, running thence 37 feet Southwesterly along the Southerly line of Lot 17 to the Southwesterly corner thereof; thence Northerly along the line between Lots 17 and 18, 56 feet; thence Southeasterly 40 feet, more or less, to the place of beginning.

ALSO all of Lot 18 and that portion of Lot 19 lying Westerly of the line between Lots 9 and 10 extended to the Northwesterly line of Lot 19, all in Imperial Acres, according to the official plat thereof of record in the office of the County Clerk of Klamath County, Oregon.

Subject to: Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District; Easements and rights of way of record and those apparent on the land, if any; Conditions and restrictions as disclosed by deed recorded June 22, 1936, in Book 106 at page 494, the right to construct and maintain ditches and/or pipe lines over and across for irrigation, drainage and domestic use.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 21,000.00
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 15th day of November, 1972.

Mahlon H. Esch (SEAL) Irene L. Esch (SEAL)

STATE OF OREGON, County of Umatilla ss. November 15th, 1972.
Personally appeared the above named Mahlon H. Esch and Irene L. Esch, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Notary Public for Oregon My commission expires 11/16/1975

After recording return to:

U. S. Natl Bk
P.O. Box 789, City 97601

From the Office of
GANNON, SISEMORE & ZAMSKY
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 20 day of NOVEMBER 1972 at 11:03 o'clock A.M. and recorded in book 13420 on page 13420 Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

By Hazel Drayton Deputy County Clerk-Recorder

FEE \$ 2.00