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WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT STEVEN E. BAKER and DIANNA M. BAKER, 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

EVERETT L. LEACH and PATRICIA C. LEACH,

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

Beginning at the most Southerly corner of Lot 11, Block 107, BUENA VISTA ADDITION to the City of Klamath Falls, Oregon, thence in a Northwesterly direction along the boundary line of said Lot 11 and Gobi Street a distance of 125.37 feet; thence in a Northeasterly direction 38 feet to a point 112 feet in a Northwesterly direction from a point on the West boundary of California Avenue 42.8 feet from said most Southerly corner of said Lot 11, measured along the West boundary line of said California Avenue from said corner; thence in a Southeasterly direction 112 feet to said point on said California Avenue 42.8 feet from said most Southerly corner of said Lot 11; thence along the West boundary of California Avenue 42.8 feet to place of beginning.

Subject to: Agreement for joint use of driveway, including the terms and provisions thereof, recorded July 12, 1957, Volume 293 of Deeds on page 85, Records of Klamath County, Oregon; Easements and rights of way of record and those apparent on the land, if any.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$4,500.00. 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 28th day of February, 1973

Steven E. Baker (SEAL) *Dianna M. Baker* (SEAL)

STATE OF OREGON, County of Klamath) ss. March 1973
Personally appeared the above named Steven A. Baker and Dianna M. Baker, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Shirley L. Leggett
Notary Public for Oregon.
My commission expires 8-15-75

After recording return to:
Everett Leach
Box 923
Singley on K. Falls, 97601

STATE OF OREGON,)
County of Klamath) ss.

I certify that the within instrument was received for record on the 16th day of March 1973, at 11:34 o'clock A. M. and recorded in book M73 on page 2789 Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE
By *Lucia Quintela* County Clerk—Recorder
Deputy

FEE \$2.00

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