

A-22450

m73 Page 2791

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT EVERETT L. LEACH and PATRICIA C. LEACH,

husband and wife, hereinafter known as grantor s , for the consideration hereinafter stated
 have bargained and sold, and by these presents do grant, bargain, sell and convey unto
 STEVEN E. BAKER AND DIANNA M. BAKER,

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

Lot 19, Block 1 of SHADOW HILLS SUBDIVISION #1, according to
 the official plat thereof on file in the records of Klamath
 County, Oregon.

Subject to: Liens and assessments of Klamath Project and Enter-
 prise Irrigation District, and regulations, contracts, easements,
 water and irrigation rights in connection therewith; Any unpaid
 charges or assessments of the Enterprise Irrigation District;
 Easements and rights of way of record and those apparent on the
 land, if any; Reservations and restrictions in the dedication
 and on the plat of Tract No. 1031, Shadow Hills Subdivision-1.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 24,900.00
 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 grantor s do hereby covenant, to and with the said grantees, and
 their assigns, that they are the owner s 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, 19 73

(SEAL)

(SEAL)

(SEAL)

(SEAL)

STATE OF OREGON, County of Klamath) ss. March 5, 19 73
 Personally appeared the above named Everett L. Leach and Patricia C. Leach,
 husband and wife,
 and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Notary Public for Oregon.
 My commission expires 8-5-78

After recording return to

Steven E. Baker
 4143 Adair Ave
 Klamath Falls

STATE OF OREGON,

County of Klamath

ss.

I certify that the within instrument was re-
 ceived for record on the 16th day of March
 19 73, at 11:34 o'clock A. M., and recorded in book
 M73 on page 2791 Record of Deeds of
 said County.

Witness my hand and seal of County affixed.

WM. D. MILNE,

County Clerk-Recorder

By

Lucia Quintana

Deputy

FEE \$2.00

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