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WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT GEORGE L. MANNING and JESSIE J. MANNING, 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 RONALD L. HAMILTON and SUSAN M. HAMILTON, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

Lot 1 in Block 1, FIRST ADDITION TO VALLEY VIEW.

Subject to: Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District; Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District; Utility easements as delineated on the recorded plat along back lot lines; Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin as shown on the recorded plat of First Addition to Valley View; Conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms and provisions thereof, recorded April 7, 1970 in Book M-70 at page 2696, Microfilm Records; Easements and rights of way of record and those apparent on the land, if any.

APR 4 4 05 PM 1973

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$25,900.00. 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 grantors 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 hand s and seal s this 3d day of April, 1973.

STATE OF OREGON, County of Klamath) ss. April 4, 1973.
Personally appeared the above named George L. Manning and Jessie J. Manning, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

James D. Bueh
Notary Public for Oregon.
My commission expires 10-25-74

After recording return to:

540 Main
City

From the Office of
GANONG, 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 4th day of APRIL 1973 at 4:05 o'clock P. M., and recorded in book M-73 on page 3973 Record of Deeds of said County.

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

By Hazel Drangel Deputy

FEE \$ 2.00