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4004

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT EARL L. PIKE and JEAN A. PIKE, 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 STANLEY D. EGELINE and DONNA JOY EGELINE, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

The East half of Lots 1 and 17 of YALTA GARDENS, as shown on the official plat thereof on file in the records of Klamath County, Oregon.

Subject to: Liens and assessments Klamath project and Enterprise Irrigation District, and regulations, contracts, easements, water and irrigation rights in connection therewith; Any unpaid charges or assessments of the Enterprise Irrigation District; Reservations in the dedication of Yalta Gardens; Reservations contained in Deed recorded April 12, 1958, in Vol. 373 of Deeds, page 468, 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 \$21,500.00. 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 29th day of March, 1973.

(SEAL) *Earl L. Pike* (SEAL)
(SEAL) *Jean A. Pike* (SEAL)

STATE OF OREGON, County of Klamath) ss. March 4th, 1973
Personally appeared the above named Earl L. Pike and Jean A. Pike, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:
Gerald V. Brown
Notary Public for Oregon.
My commission expires 11-12-74

After recording return to:
Stanley D. Egeline
8943 Se 6th
Klamath Falls, Oregon
97601

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

STATE OF OREGON,) ss.
County of Klamath
I certify that the within instrument was received for record on the 5th day of APRIL, 1973, at 11:56 o'clock A.M., and recorded in book 1173 on page 4004. Record of Deeds of said County.

Witness my hand and seal of County affixed.
W. D. MILNE
County Clerk—Recorder
By *Hazel Dragel* Deputy
FEE \$ 2.00