

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT VICTOR R. BURKHOLDER and LA FAYE BURKHOLDER,

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

ERNEST L. GROTH and MARIAN J. GROTH,

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

Lot 17, SUMMERS HEIGHTS.

Subject to: Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District; Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District; Water Contract Agreement recorded July 12, 1927, in Deed Volume 76 at page 116, Records of Klamath County, Oregon; Easements and rights of way of record and apparent on the land; Agreement between Everett R. Dennis, et ux., and Warren W. Wood, et ux., et al, recorded July 11, 1950, in Deed Vol. 240 at page 150, Records of Klamath County, Oregon; Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin as shown on the recorded plat of Summers Heights.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 20,750.00
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 13th day of April, 1973.

(SEAL) Victor R. Burkholder (SEAL)
(SEAL) La Faye Burkholder (SEAL)

STATE OF OREGON, County of Klamath ss. April 16, 1973
Personally appeared the above named Victor R. Burkholder and La Faye Burkholder, husband and wife,

and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

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

After recording return to:
FIRST FEDERAL S & L
540 MAIN ST.
KLAM. FALLS, OR. 97601

STATE OF OREGON,
County of KLAMATH ss.
I certify that the within instrument was received for record on the 18 day of APRIL, 1973, at 4:02 o'clock P. M., and recorded in book M 73 on page 4677 Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

By Hazel W. W. County Clerk—Recorder
Deputy

FED \$ 2.00

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