

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT DONALD DE FOREST BAUER and PHYLLIS E. BAUER,

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

A. RONALD VINCENT and LINDA F. VINCENT,

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

Beginning at the most Easterly corner of Lot 6; thence Northwesterly along the Southwesterly line of Pacific Terrace a distance of 75 feet to a point which is 25 feet Southeasterly from the most Northerly corner of Lot 5; thence Southwesterly along a line parallel to and 25 feet Southeasterly from the Northwesterly line of said Lot 5 a distance of 93 feet to a point; thence Southeasterly parallel to the Southwesterly line of Pacific Terrace a distance of 75 feet to a point on the Southeasterly line of Lot 6; thence Northeasterly along the Southeasterly line of Lot 6 a distance of 93 feet to the point of beginning, being a portion of Lots 5 and 6 in Block 39 of Hot Springs Addition to the City of Klamath Falls, Klamath County, Oregon.

Together with the perpetual easement in and use of the hot water well now on the Southwesterly line of the granted premises at a point thereon approximately 70 feet from the Northwesterly line of the granted premises and of ingress and egress on the adjacent property for the purpose of maintaining and repairing said well and installation of coils therein, but reserving unto grantors and their heirs and assigns, as owners of the portions of said Lots 6 and 5 Southwesterly of the granted premises of the like perpetual easement in and use of said hot water well and of ingress and egress on the adjacent property for the purpose of maintaining and repairing said well and installation of coils therein, the expense of the operation, care and maintenance of the same and the coil therein to be shared equally; provided further, however, grantors and their heirs and assigns, as owners of said property lying Southwesterly of the granted premises, reserve the right to install their own coil in said well and to pump therefrom, and if they do so they will pay all expense connected with said coil and the use thereof and grantees and their heirs and assigns, as owners of the granted premises, shall have the exclusive use of the present coil and shall bear all expense incident thereto.

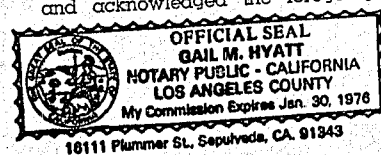
SUBJECT TO: Easements and rights of way of record and apparent on the land, if any; and to a Mortgage to First Federal Savings and Loan Association of Klamath Falls, Oregon, recorded Dec. 23, 1959 in Book 193, page 687, Deed Records, which Mortgage grantees assume and agree to pay true and actual consideration paid for this transfer, stated in terms of dollars, is \$36,000.00.

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 as above stated, 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 10th day of May, 1973

CALIFORNIA  
STATE OF ~~XXXXXX~~ County of Los Angeles ss. May 14, 1973  
Personally appeared the above named Donald De Forest Bauer and Phyllis E. Bauer, husband and wife,  
and acknowledged the foregoing instrument to be their voluntary act and deed.



Before me:

Gail M. Hyatt  
Notary Public for ~~XXXXXX~~ California  
My commission expires January 30, 1976

After recording return to:  
Mr. & Mrs. A. Ronald Vincent  
602 Pacific Terrace  
Klamath Falls, Oregon 97601

STATE OF OREGON, ss.  
County of Klamath

I certify that the within instrument was received for record on the 22 day of May, 1973, at 4:18 o'clock P. M., and recorded in book M-73 on page 6223. Record of Deeds of said County.

Witness my hand and seal of County affixed.  
Wm. D. Milne

By Phyllis E. Bauer County Clerk-Recorder  
Deputy

Fee 2.00

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