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WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT JACK D. HUBBARD and CAROL L. HUBBARD, 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

JAMES W. VAN NESS and LUANNA R. VAN NESS,

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

Lot 5 in Block 2, COUNTRY GARDENS.

Subject to: Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District; Set back provisions as delineated on the recorded plat, 20 feet from front lot line; Utility easements as delineated on the recorded plat along rear lot line 16 feet wide; Agreement between Henry E. Ankey, et al., and the United States of America, recorded August 26, 1909, in Deed Vol. 27 at page 340, Deed Records of Klamath County, Oregon, for water ditch; Agreement between United States of America and J. W. Siemen, recorded April 19, 1919, in Deed Vol. 50 at page 163, as supplemented by Contract recorded June 7, 1920, in Deed Vol. 52 at page 567, Deed Records of Klamath County, Oregon, for drainage purposes; Easements and rights of way of record or apparent on the land; Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin as shown on the recorded plat of Country Gardens; and to real property taxes for fiscal year commencing July 1, 1973, which are now a lien but not yet payable.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 29,000.00.
~~However, the actual consideration includes other property which is part of the consideration.~~
(Strike out the above when not applicable)

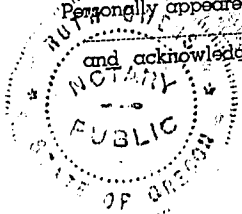
TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantees as an estate by the entirety. And the said grantors do hereby covenant, to and with the said grantees, and their assigns, that they are the owners in fee simple of said premises; that they are free from all incumbrances, except 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 8th day of August, 1973.

(SEAL) Jack D. Hubbard (SEAL)
(SEAL) Carol L. Hubbard (SEAL)

STATE OF OREGON, County of Klamath ss. August 9, 1973.
Personally appeared the above named Jack D. Hubbard and Carol L. Hubbard,
husband and wife,

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



Before me:

Susan Owens
Notary Public for Oregon.
My commission expires 5-14-76

After recording return to:

77542540 MainCity

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 19 day of August, 19 73, at 11:05 o'clock a. M., and recorded in book M-73 on page 10569 Record of Deeds of said County.

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

By Hazel Dragan County Clerk-Recorder
Deputy

fee 2.00