

## WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT JAMES H. HARGER and MILDRED E. HARGER, 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

JOHN E. HARMON, JR. and ADELAIDE M. HARMON, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

That portion of Lots 47 and 48 of OLD ORCHARD MANOR, an addition to the City of Klamath Falls, Oregon, described as follows:

Beginning at the Northeast corner of said Lot 48; thence South along the East line of said Lot, 34.3 feet to a point; thence West parallel to the South line of said lot to a point which is 34.3 feet South of the Northwest corner of said lot; thence North along the West line of said Lot 48 and Lot 47 to a point which is 42.7 feet North of the Southwest corner of said Lot 47; thence East parallel to the South line of said Lot 47 to a point on the East line of said Lot 47 which is 42.7 feet North of the Southeast corner of said Lot 47; thence South along the East line of said lots to the point of beginning.

Subject to: Liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, easements, contracts, water and irrigation rights in connection therewith; Reservations and restrictions contained in the dedication of Old Orchard Manor; Conditions and restrictions contained in that certain Declaration of Conditions and Restrictions recorded February 20, 1951, in Deed Vol. 235, page 361, Records of Klamath County, Oregon; Easements and rights of way of record or apparent on the land; 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 \$19,400.00  
~~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 17th day of September, 1973.

(SEAL) (SEAL)  
 James H. Harger (SEAL) Mildred E. Harger (SEAL)  
 STATE OF OREGON, County of Klamath ) ss. September 18th, 1973  
 Personally appeared the above named James H. Harger and Mildred E. Harger,  
 husband and wife,  
 and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Cheryl L. Luckowski  
 Notary Public for Oregon.  
 My commission expires 7-23-77

After recording return to:  
 Mrs. Mrs. John E. Harmon, Jr.  
 710 N. 11th  
 City

STATE OF OREGON,  
 County of Klamath } ss.

I certify that the within instrument was received for record on the 18 day of Sept., 1973 at 3:09 o'clock P. M., and recorded in book M-73 on page 12648 Record of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

By Hazel Drayton County Clerk-Recorder  
 Deputy

2.00

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