

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT <sup>28-5822</sup> EVERETT L. LEACH and PATRICIA C. LEACH,

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  
 THEODORE WILLIAM PARKER and MARCELLA M. PARKER,  
 husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

Lot 13 of Tract No. 1038, a Resubdivision of Lots 10 thru 15 of  
 Block 1 of "MIDLAND HILLS ESTATES".

Subject to: Restrictions, but omitting restrictions, if any, based  
 on race, color, religion or national origin as shown on the recorded  
 plat of Midland Hills Estates, subject to a 25 ft. building set back  
 along street and a public utility easement per plat. (Affects Westerly  
 8 feet and Southerly 16 feet of subject property); Conditions and  
 restrictions, but omitting restrictions, if any, based on race,  
 color, religion or national origin, imposed by instrument recorded  
 April 29, 1970, in Book M-70, page 3339, Microfilm Records; Ease-  
 ments and rights of way of record or apparent on the land, if any;  
 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 \$20,525.00  
~~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 24th day of September, 1973

(SEAL)

(SEAL)

STATE OF OREGON, County of Klamath ) ss. September 27, 1973  
 Personally appeared the above named Everett L. Leach and Patricia C. Leach,  
 husband and wife,  
 and acknowledged the foregoing instrument to be their voluntary act and deed.

JAMES W. WESLEY  
 Notary Public for Oregon  
 My commission expires

Before me:

*James W. Wesley*  
 Notary Public for Oregon.  
 My commission expires 1-20-76

After recording return to:

*Mr. & Mrs. Theodore William Parker*  
*122 Leg St*  
*Midland, Oregon*

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 re-  
 ceived for record on the 27th day of Sept.,  
 1973, at 3:50 o'clock P. M., and recorded in book  
 M73 on page 13103. Record of Deeds of  
 said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

By *Lucia Quintale* County Clerk-Recorder  
 Deputy

FEE \$2.00