

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT JAMES E. RIGGAN and ROBERTA J. RIGGAN, 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 ROBERT D. BAUMGART and ELIZABETH C. BAUMGART, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

Lot 15 in Block 1 of SECOND ADDITION TO ALTAMONT ACRES.

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; Conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument recorded April 17, 1940, in Book 128 at page 419, Deed Records; Easements 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 \$18,000.00. 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 26th day of September, 1973.

(SEAL)

(SEAL)

James E. Riggan
Roberta J. Riggan

(SEAL)

(SEAL)

STATE OF OREGON, County of Klamath ss. September 28th, 1973.
Personally appeared the above named James E. Riggan and Roberta J. Riggan,

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

Before me:

Helen D. Breckner
Notary Public for Oregon.
My commission expires 11/25/76

After recording return to:

Robert D. Baumgart
3824 Crest St. City

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 28th day of Oct, 1973, at 3:16 o'clock PM, and recorded in book M-73 on page 13259 Record of Deeds of said County.

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

By *Hazel Dray* County Clerk-Recorder
Deputy

OCT 1 3 16 PM 1973