

A. 22809

01-09450

82174

Vol. ^m 72 Page 13413

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT PAUL RICHARD KRUGER and CUNIGUNDA MARIE KRUGER,

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 GEORGE A. TRIPP and WILDA V. TRIPP,

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

Lot 15, LLOYD'S TRACTS, according to the official plat thereof on file in the records of Klamath County, Oregon.

Subject to: All contracts and agreements with the United States of America and the Klamath Irrigation District relative to irrigation and/or drainage and any existing rights of way for ditches or canals heretofore conveyed or used in connection therewith; Rules, regulations, liens and assessments of South Suburban Sanitary District; Reservations contained in dedication of Lloyd's Tracts; 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 \$ 23,500.00
~~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 seal this 28th day of September, 1973

(SEAL) *Paul Richard Kruger* (SEAL)

(SEAL) *Cunigunda Marie Kruger* (SEAL)

STATE OF OREGON, County of Klamath) ss. September 28, 1973

Personally appeared the above named Paul Richard Kruger and Cunigunda Marie Kruger, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Burton E. Gray
 Notary Public for Oregon.
 My commission expires June 16, 1974

After recording return to:

*155 Fed St
 940 Main*

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 3rd day of OCTOBER 1973, at 11:11 o'clock P.M., and recorded in book M. 73 on page 13413 of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

By *Hazel Craig* County Clerk-Recorder
 Deputy

FEF \$ 2.00

OF KLAMATH: ss. *11/4 12:11 PM 1973*
 LE N. SCHER
 A.D. 1973 at 12:10 o'clock
 CERTIFICATE
 82174 Vol. 72