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WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT JACK H. ROBERTS and KARIN W. ROBERTS, 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 EDWARD W. SWING and BARBARA J. SWING,

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

Lot 23 in Block 5, Tract No. 1037 FIFTH ADDITION TO SUNSET VILLAGE.

Subject to: Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District; Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District; Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin as shown on the recorded plat of Fifth Addition Sunset Village; Conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument recorded June 13, 1972, in Book M-72, page 6318, Microfilm Records; Set back provisions as delineated on the recorded plat, 25 feet from front lot line and 5 feet from side lot line and 20 feet along arterial street; Utility easements as delineated on the recorded plat along rear lot line and being 8 feet in width; 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 \$ 32,900.00  
~~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 28th day of September, 1973

(SEAL) *Jack H. Roberts* (SEAL)

(SEAL) *Karin W. Roberts* (SEAL)

STATE OF OREGON, County of Klamath ) ss.  
Personally appeared the above named Jack H. Roberts and Karin W. Roberts,  
husband and wife,

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

Before me:

*James D. Bouchie*  
Notary Public for Oregon.  
My commission expires 10-25-74

After recording return to:

77542  
540 Main  
City

STATE OF OREGON,  
County of Klamath ) ss.

I certify that the within instrument was received for record on the 4 day of October, 1973, at 3:48 o'clock P.M. and recorded in book M 73 on page 13448 Record of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne  
County Clerk-Recorder

By *Hazel Drazil* Deputy

Fee 2.00

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