

83707 1728-6211

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WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT LOWELL C. BACHTELL and RUBY M. BACHTELL, 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 JAMES I. GRIFFITH and FRIEDA A. GRIFFITH, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

The Southwesterly 100 feet of Lot 12 in Block 36, HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, fronting 50 feet on Eldorado Avenue and running back 100 feet on Manzanita Street, said property being more particularly described as follows:

Beginning at the most Westerly corner of said Lot 12 in said Block 36 at the corner of Eldorado Avenue and Manzanita Street; thence following the Northerly line of said Lot 12 and along Manzanita Street, a distance of 100 feet; thence Southeasterly and parallel with Eldorado Avenue and at right angles to Manzanita Street 50 feet to the Northerly line of Lot 13; thence at right angles Southwesterly and parallel with Manzanita Street 100 feet to Eldorado Avenue; thence in a Northwesterly direction along Eldorado Avenue 50 feet to the place of beginning.

Subject to: Reservations, restrictions, easements and rights of way of record or apparent on the land, if any.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 14,500.00. 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 as above stated, 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 20th day of November, 1973

(SEAL)

Lowell C. Bachtell (SEAL)

(SEAL)

Ruby M. Bachtell (SEAL)

STATE OF OREGON, County of Klamath ss. November 21st, 1973

Personally appeared the above named Lowell C. Bachtell and Ruby M. Bachtell, husband and wife,

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

Before me

Notary Public for Oregon. My commission expires 11-12-74

After recording return to:

7754 E 294.3 do bad City

STATE OF OREGON, County of Klamath ss.

I certify that the within instrument was received for record on the 23rd day of NOVEMBER, 1973, at 10:51 o'clock A. M., and recorded in book M. 73 on page 15335 Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

County Clerk-Recorder

By Deputy

FEE \$ 2.00

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

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