

05 FEB 2 AM 11:47

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT <sup>1556552</sup> FRED R. KRAUEL

hereinafter known as grantor , for the consideration hereinafter stated  
has bargained and sold, and by these presents does grant, bargain, sell and convey unto  
ERNEST L. GROTH and MARIAN J. GROTH, husband and wife, and HAROLD I. KEZER and LOIS KEZER,  
husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

Beginning at a point North 38° 56' East 60 feet distant from the  
Northeasterly corner of Block 82 in KLAMATH ADDITION TO THE CITY  
OF KLAMATH FALLS, OREGON; thence South 51° 4' East 120 feet; thence  
North 38° 56' East 60 feet; thence North 51° 4' West 120 feet;  
thence South 38° 56' West 60 feet to the point of beginning.

SUBJECT TO: An easement created by instrument, including the terms and  
provisions thereof, dated August 3, 1925, recorded October 1, 1925 in  
Book 68 at page 394, Deed Records, Klamath County, Oregon; Easements  
and rights of way of record and those apparent on the land, if any.

TO HAVE AND TO HOLD the said premises as between grantees with each husband  
and wife holding title herein as tenants by the entirety to an undivided one-half  
interest.

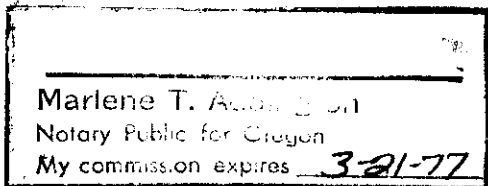
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 97,000.00  
~~However, the actual consideration includes other property which is part of the consideration/~~  
(Strike out the above when not applicable)

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantees as an  
estate by the entirety. And the said grantor does hereby covenant, to and with the said grantees, and  
their assigns, that he is the owner in fee simple of said premises; that they are free from  
all incumbrances, except as above set forth,  
and that he will warrant and defend the same from all lawful claims whatsoever,  
except those above set forth.

IN WITNESS WHEREOF, He has hereunto set his hand and seal  
this 26th day of June 19 73  
(SEAL) *Fred R. Krauel* (SEAL)  
(SEAL) (SEAL)

STATE OF OREGON, County of Klamath ) ss. June 29 19 73  
Personally appeared the above named Fred R. Krauel

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



Before me:

*Marlene T. Addison*  
Notary Public for Oregon.  
My commission expires 3-21-77

After recording return to:

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

State of Oregon, County of Klamath  
Recorded 02/02/05 11.47a m  
Vol M05 Pg 07625  
Linda Smith, County Clerk  
Fee \$ 21.00 # of Pgs 1

21F.