

05 FEB 2 AM 11:47

WARRANTY DEED TO CREATE ESTATE IN THE ENTIRETY

Vol M05 Page 07626

156552
This Indenture Witnesseth, THAT HAROLD I. KEZER and LOIS KEZER, husband and

wife, hereinafter known as grantor^s, for the consideration hereinafter stated have bargained and sold, and by these presents do grant, bargain, sell and convey unto ERNEST L. GROTH and MARIAN J. GROTH,

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

An undivided one-half interest in and to:

Beginning at a point North 38°56' East 60 feet distant from the North-easterly 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: Easements and rights of way of record or apparent on the land; and to real property taxes for fiscal year commencing July 1, 1974, which are now a lien but not yet payable.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 2,500.00
~~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 grantor^s 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 hand^s and seal^s this 9th day of July 19 74

(SEAL) *Harold I. Kezer* (SEAL)
(SEAL) *Lois Kezer* (SEAL)

STATE OF OREGON, County of Klamath) ss. July 20, 19 74
Personally appeared the above named Harold I. Kezer and Lois Kezer, husband and wife,

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

Before me:

James Deane
Notary Public for Oregon.
My commission expires Aug 5, 1981

After recording return to:

Until a change is requested, all tax statements shall be sent to the following name and address:

Ernest L. Groth

5323 Hilldale

Klamath Falls, Oregon 97601

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

State of Oregon, County of Klamath
Recorded 02/02/05 11:47 a.m.
Vol M05 Pg 07626
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1