

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

23779

M-68 PAGE 5344

This Indenture Witnesseth, THAT FRANK MELVIN THOMAS and MARY A. THOMAS, hus-

band and wife, hereinafter known as grantors, for the consideration hereinafter recited have bargained and sold and by these presents do grant, bargain, sell and convey unto JACK J. GASTON and SANDI GASTON, husband and wife, the following described premises, situated in Klamath County, Oregon, to-wit:

A tract of land situated in the NE $\frac{1}{4}$  of NE $\frac{1}{4}$  of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, more particularly described as follows:

Beginning at an iron pin on the Westerly right of way line of Summers Lane which lies South 89°40' West a distance of 30.0 feet and North 1°12' West a distance of 616.4 feet from an iron pin in the center of Summers Lane which marks the Southeast corner of the NE $\frac{1}{4}$  of NE $\frac{1}{4}$  of Section 10, Twp. 39 S., R. 9 E.W.M., and running thence; continuing North 1°12' West along the Westerly right of way line of Summers Lane a distance of 83.0 feet to an iron pin; thence South 89°40' West a distance of 279.5 feet to an iron pin on the Easterly right of way line of the U.S.R.S. Drain; thence following the Easterly right of way line of the U.S.R.S. Drain South 30°38' East a distance of 73.0 feet to an iron pin and South 4°22' East a distance of 20.2 feet to an iron pin; thence North 89°40' East a distance of 242.5 feet, more or less, to the point of beginning, said tract in the NE $\frac{1}{4}$  of NE $\frac{1}{4}$  of Section 10, Township 39 South, Range 9 East of the Willamette Meridian.

Subject to: Acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder; Contract and/or lien for irrigation and/or drainage; Easements and rights of way of record and those apparent on the land, if any; Rules, regulations, liens and assessments of South Suburban Sanitary District; Mortgage, including the terms and provisions thereof, dated Dec. 2, 1963, recorded Dec. 2, 1963, in Mortgage Book 220, page 416, executed by grantors to J. S. Gleason, Jr. as Administrator of Veterans Affairs, an Officer of the United States of America, and his successors in such office, which said Mortgage grantees hereby expressly assume and agree to pay according to the tenor thereof as same becomes payable and the note accompanying it.

The true and actual consideration for this transfer is \$15,000.00.

The foregoing recitation of consideration is true as I verily believe.

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 17th day of June, 1968.

(SEAL)

(SEAL)

(SEAL)

(SEAL)

STATE OF OREGON, County of Klamath ) ss. June 17, 1968

Personally appeared the above named Frank Melvin Thomas and Mary A. Thomas, husband and wife,

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

From Office of  
GANONG, GANONG & GORDON  
First Federal Building  
Klamath Falls, Oregon

Before me:

Patty Jean Sherrill  
Notary Public for Oregon  
My commission expires 6-25-69

STATE OF OREGON,

County of Klamath ) ss.

I certify that the within instrument was received for record on the 17 day of June, 1968, at 11:58 o'clock A.M., and recorded in book M-68 on page 5344. Record of Deeds of said County.

Witness my hand and seal of County affixed.

Eurothy Rogers

County Clerk-Recorder.

By

Lester J. Haysler  
Deputy

Fee 1.50

1st grantees  
3142 Summers Lane  
City