

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT JAMES E. WALTON and FRANCES R. WALTON,
husband and wife,

hereinafter known as grantors, for the consideration hereinafter stated
have bargained and sold by these presents do grant, bargain, sell and convey unto
MERLE L. KESSINGER and MARGIE L. KESSINGER,
husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

Beginning at a point which lies North 1 degree 12' West a distance of 331.4 feet along the section line and North 88 degrees 57' East a distance of 882.0 feet from the iron axle which marks the one quarter section corner common to Sections 10 and 11, Township 39 South, Range 9 East of the Willamette Meridian and running thence, continuing North 88 degrees 57' East a distance of 67.5 feet; thence North 1 degree 12' West parallel to the section line a distance of 331.4 feet, more or less, to an iron pin on the North line of the S $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 11; thence South 88 degrees 58' West along said North line of the S $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of section 11, a distance of 67.5 feet to an iron pin; thence South 1 degree 12' East a distance of 331.4 feet, more or less, to the point of beginning, EXCEPTING therefrom that portion lying within Winter Street.

SUBJECT TO: (1) Acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder. Liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, contracts, easements, and water and irrigation rights in connection therewith. (2) Regulations, liens, assessments, and laws relating to the South Suburban Sanitary District. (3) Conditions and restrictions, including the terms and provisions thereof, contained in an instrument dated July 15, 1939, recorded April 26, 1944, in Deed Volume 164 at page 307, Records of Klamath County, Oregon. (4) Trust Deed, including the terms and provisions thereof, dated December 11, 1965, in Mortgage Volume 220 at page 519, given to secure the payment of \$9,500.00, with interest thereon and such future advances as may be provided therein, executed by James E. Walton and Frances R. Walton, husband and wife, to Oregon Title Company of Klamath County, trustee for beneficiary, The First National Bank of Oregon, Portland, the balance of which the grantees herein expressly assume and agree to pay in accordance with the terms and conditions thereof.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 8,000.00.
~~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 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 1st day of April 19 69.

(SEAL)

(SEAL)

(SEAL)

(SEAL)

VIRGINIA, ss. April 30, 1969
STATE OF VIRGINIA, County of Norfolk
Personally appeared the above named JAMES E. WALTON and FRANCES R. WALTON,
husband and wife,

DESIGNATED A Notary Public for the State of Virginia, I, Thomas G. Oulver, Judge Advocate, do hereby certify that the foregoing instrument to be their voluntary act and deed.
Before me:
James E. Walton
Frances R. Walton
I, Thomas G. Oulver, Judge Advocate, do hereby certify that the foregoing instrument to be his voluntary act and deed.
Notary Public for the State of Virginia
My commission expires July 17, 1970

After recording return to:

From the Office of
GANONG, GANONG & GORDON
First Federal Building
Klamath Falls, Oregon 97601

STATE OF OREGON, ss.

County of Klamath

I certify that the within instrument was received for record on the 23rd day of April, 19 69, at 11:02 o'clock A. M., and recorded in book M 69 on page 2949 Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

County Clerk-Recorder

By *Carol Sheller* Deputy

Fee \$ 1.50

Return Transamerica Title Insurance Co.