

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT STEWART NICHOLSON and ANITA NICHOLSON, 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 JAMES A. BUNNELL and HELEN M. BUNNELL, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

A portion of Lot 5, Section 10, Township 41 South, Range 11 East of the Willamette Meridian, described as follows:

Beginning at the one-quarter corner common to Sections 9 and 10 of said Township and Range; thence South 89 degrees 58' East 3.51 chains, more or less, to the projection of the center line of the 9-E-2-Drain; thence South 34 degrees 26' East along said center line 14.11 chains to its intersection with the North line of S $\frac{1}{4}$ N $\frac{1}{4}$ SW $\frac{1}{4}$  of said Section 10; thence West along said North line to the West line of said Section 10; thence North along said West line to the point of beginning.

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) The rights of the public in and to any portion of the herein described premises lying within the limits of public roads and highways. (3) Agreement, including the terms and provisions thereof, dated March 5, 1968, recorded March 20, 1968, in M-68 at page 2176, between James A. Bunnell and Helen M. Bunnell, husband and wife, and Stewart Nicholson and Anita Nicholson, husband and wife, first parties, and Klamath Irrigation District, second party, wherein the first parties agree to furnish drainage and irrigation for said lands and to save harmless the second party for any damages therein. (Covers additional property).

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 3,759.00  
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 owner s 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 12th day of May 1969.  
(SEAL) *Stewart E. Nicholson* (SEAL)  
(SEAL) *Anita Nicholson* (SEAL)

STATE OF OREGON, County of Klamath ) ss. May 19 69.  
Personally appeared the above named STEWART NICHOLSON and ANITA NICHOLSON, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

*William J. D. Nicholson*  
Notary Public for Oregon.  
My commission expires February 19, 1973

After recording return to: *Bunnell*  
*Star Route*  
*Marion, Oregon*

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 22 day of May 19 69 at 11:10 o'clock A.M., and recorded in book M 69 on page 3817 Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE  
By *Debbie Mitchell* County Clerk-Recorder  
Deputy