

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT EARL B. HUCKABAY and MYRTLE I. HUCKABAY,

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

A parcel of land in SE $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 7, Township 38 South, Range 9 East of the Willamette Meridian, more particularly described as follows:

Beginning at a one-half inch iron pin at the Southeast corner of Section 7; thence North 0°28' East 331.40 feet to a point; thence South 74°15' West 442.2 feet to a one-half inch iron pin on the Easterly right-of-way of a County Road; thence South 31°31' East 246 feet to a point; thence South 89°42' East 294.3 feet, more or less, to the point of beginning.

Subject to: 1970-71 real property taxes which are now a lien but not yet payable; Acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder; All contracts, water rights, proceedings, taxes and assessments relating to irrigation, drainage and/or reclamation of said lands, and all rights of way for roads, ditches, canals and conduits, if any of the above there may be; Rights of the public in and to any portion of the above described property lying within the limits of roads and highways; Easements and rights of way of record and those apparent on the land, if any.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$15,600.00. 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 on 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 5th day of August, 1970

(SEAL) Earl B. Huckabay (SEAL)

(SEAL) Myrtle I. Huckabay (SEAL)

STATE OF OREGON, County of Klamath) ss. August 5, 1970

Personally appeared the above named Earl B. Huckabay and Myrtle I. Huckabay, husband and wife,

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

Before me:

Barton E. Gray
Notary Public for Oregon.
My commission expires June 16, 1974.

After recording return to:

First Federal Savings
540 Main St.
City

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

STATE OF OREGON,
County of Klamath) ss.

I certify that the within instrument was received for record on the 17 day of MARCH 1971, at 11:18 o'clock A.M., and recorded in book M-71 on page 2277. Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE
County Clerk-Recorder

By [Signature] Deputy
FEE \$1.50