

A-22404

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WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT AMOS ALLEN ASTON and JOYCE L. ASTON, 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 DONALD L. TIDWELL and LOLA M. TIDWELL, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

Beginning at an iron pin which bears South 88°05' West a distance of 20.4 feet and North 0°59' West a distance of 560 feet and South 89°25' West a distance of 30 feet from the iron pin in the Dalles-California Highway which marks the center of Section 2, Township 39 S., R. 9, E.W.M., and running thence; South 89°25' West parallel to the most Southerly line of Pleasant Home Tracts, a distance of 215.5 feet to a point; thence North 0°59' West parallel to the centerline of Miller Lane a distance of 76 feet to a point; thence North 89°25' East parallel to the most Southerly line of Pleasant Home Tracts a distance of 215.5 feet to a point which is 30 feet South 89°25' West from the centerline of Miller Lane; thence South 0°59' East parallel to the centerline of Miller Lane a distance of 76 feet, more or less, to the point of beginning, said tract being situate in the SE 1/4 of Section 2, Township 39 S., R. 9 E.W.M.

Subject to: Liens and assessments of Klamath Project and the Enterprise Irrigation District, and regulations, contracts, easements, water and irrigation rights in connection therewith; Any unpaid charges or assessments of the Enterprise Irrigation District; Rules, regulations, liens and assessments of South Suburban Sanitary District; Reservations and restrictions in deed recorded on page 202 of Volume 90 of Deeds Records of Klamath County, Oregon; 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 \$14,000.00. 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 9th day of November, 1972

(SEAL)

Amos Allen Aston (SEAL)

(SEAL)

Joyce L. Aston (SEAL)

STATE OF OREGON, County of Klamath ss. November 10th, 1972.
Personally appeared the above named Amos Allen Aston and Joyce L. Aston, husband and wife,

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

Before me:

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

After recording return to:
Burton E. Gray
4831 So. 6th
Klamath Falls, Oregon

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

STATE OF OREGON,
County of Klamath } ss.

I certify that this within instrument was received for record on the 22 day of November, 1972, at 1:50 o'clock P. M. and recorded in book 13534 on page 13534. Record of Deeds of said County.

Witness my hand and seal of County affixed.
WM. D. MILNE

By Hazel Drangel County Clerk—Recorder
Deputy

FEE \$ 2.00

NOV 22 11 56 PM 1972