

WARRANTY DEED TO CREATE ESTATE IN THE ENTIRETY

This Indenture Witnesseth, THAT DONALD V. NONELLA and BARBARA J. NONELLA, husband 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 CAROL E. TONEY and HAZEL V. TONEY, husband and wife, the following described premises, situated in Klamath County, Oregon, to-wit:

The North Half of the Northeast Quarter of the Southeast Quarter of Section 1, Township 39 South, Range 8 East of the Willamette Meridian, Oregon. SAVING AND EXCEPTING THEREFROM that portion of the above described property sold to the State of Oregon, by and through its State Highway Commission in Deed Volume M-68 page 3267, recorded April 24, 1968, in Microfilm records of Klamath County, Oregon.

SUBJECT TO:

1. Right of way for pole line, including the terms and provisions thereof, given by Jim Cole and Dora Cole, his wife, to The Pacific Telephone and Telegraph Company, dated May 27, 1926, recorded August 31, 1931, in Deed Volume 96 page 68, records of Klamath County, Oregon.
2. Right of way for pole line, including the terms and provisions thereof, given by Frank H. McCornack, Jr. and Helen M. McCornack, husband and wife, to the California Oregon Power Company, a California corporation, dated September 5, 1946, recorded October 15, 1946, in Deed Volume 197 page 126, records of Klamath County, Oregon.
3. Access restrictions as disclosed by Deed from Donald V. Nonella and Barbara J. Nonella, husband and wife, to the State of Oregon, by and through its State Highway Commission, dated April 23, 1968, recorded April 24, 1968, in Microfilm records as Document No. 21992 Volume M-68 page 3267, records of Klamath County, Oregon.

The true and actual consideration for this transfer is \$23,500.00.

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 seals this 11th day of May 1968.

(SEAL)

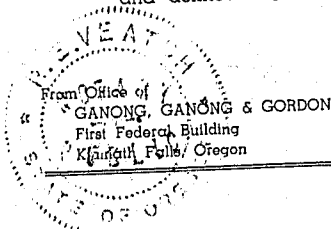
Donald V. Nonella (SEAL)

(SEAL)

Barbara J. Nonella (SEAL)

STATE OF OREGON, County of Klamath ss. May 11, 1968.  
Personally appeared the above named DONALD V. NONELLA and BARBARA J. NONELLA, husband and wife,

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



Before me:

[Signature]

Notary Public for Oregon.

My commission expires 4-1-69

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 18 day of June, 1973, at 3:27 o'clock p.m., and recorded in book M-73 on page 7620. Record of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne  
County Clerk-Recorder.

By Hazel Drayton

Deputy  
Fee 2.00

Return

Royce Realty  
1515 E. Main

Klamath Falls,  
Oregon 97601