

01-07529

A-24075

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## WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT STANLEY L. THOMAS and CLAIRE L. THOMAS, 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 DAVID J. ROLER and JILL D. ROLER,

husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

Beginning at a point on the East-West quarter line which lies North 88°57' East a distance of 747.0 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°57' East a distance of 59.5 feet along the East-West quarter line; thence North 1°12' West parallel to the West Section line of said Section 11, a distance of 331.4 feet to a point; thence South 88°57' West parallel to the East-West quarter line a distance of 59.5 feet to a point; thence South 1°12' East a distance of 331.4 feet, more or less, to the point of beginning, said tract being in the S<sup>1</sup>/<sub>4</sub>SW<sup>1</sup>/<sub>4</sub> of Section 11, Township 39 South, Range 9 East of the Willamette Meridian. There is reserved for road purposes a strip 30 feet wide along the North side of this tract.

Subject to: 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, water and irrigation rights in connection therewith; Rules, regulations, liens and assessments of South Suburban Sanitary District; Reservations in deed recorded December 11, 1946, on page 431 of Volume 199 of Deeds, records of Klamath County, Oregon; Easements and rights of way of record or apparent on the land, if any.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$13,000.00. 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 27th day of December, 1973

(SEAL)

Stanley L. Thomas (SEAL)

(SEAL)

Claire L. Thomas (SEAL)

STATE OF OREGON, County of Klamath ) ss. December 27, 1973  
Personally appeared the above named Stanley L. Thomas and Claire L. Thomas, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

James D. Bouche  
Notary Public for Oregon.  
My commission expires 10-25-74

After recording return to:

540 Main  
Klamath Falls, Oregon 97601

STATE OF OREGON,  
County of Klamath ) ss.

I certify that the within instrument was received for record on the 28 day of Dec 1973 at 3:40 o'clock P.M., and recorded in book M-73 on page 16547 Record of Deeds of said County.

Witness my hand and seal of County affixed.  
Wm. D. Milne

By Mary L. Lindsay County Clerk—Recorder  
Deputy

2.00

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

DEC 28 13 40 PM 1973

DEC 28 4 30 PM 1973

each of  
\$1.00  
JAN 1 1974

This is to certify that the within instrument was received for record on the 28 day of Dec 1973 at 3:40 o'clock P.M., and recorded in book M-73 on page 16547 Record of Deeds of said County.