

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

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THIS INDENTURE WITNESSETH, that OLIVE M. JOHNSON, a single woman, hereinafter known as grantor, for and in consideration of the sum of Ten Dollars to her paid has bargained and sold, and by these presents does grant, bargain, sell and convey unto DALE VINCENT and VIOLET VINCENT, husband and wife, the following described premises, situated in Klamath County, Oregon, to-wit:

A tract of land situated in the SW 1/4 of Section 3, T 36 S, R 6 E W 1, Klamath County, Oregon, more particularly described as follows:

Beginning at the brass cap monument marking the southwest corner of said Section 3; thence N 89°04' E along the south line of said Section 3 a distance of 662.5 feet to the westerly line of "Pelican Acres" subdivision; thence northerly along the westerly line of "Pelican Acres" subdivision a distance of 30.3 feet to the northwest corner thereof; thence easterly along the northerly line of "Pelican Acres" subdivision a distance of 619.1 feet, more or less, to the northeast corner thereof; said point being on the westerly line of the Klamath Falls - Rocky Point Highway and said point being northerly a distance of 17.8 feet measured along the easterly line of "Pelican Acres" subdivision from the south line of said Section 3; thence northerly along the westerly line of the Klamath Falls - Rocky Point Highway a distance of 312.2 feet to the True Point of Beginning of this description; thence S 89°04' W parallel with the south line of said Section 3 a distance of 951.5 feet, more or less, to the southeast corner of that tract of land described in Deed Volume 341, Page 603, of Klamath County Deed Records; thence N 09°24' W along the easterly line of said tract of land a distance of 660.0 feet; thence N 89°04' E parallel with the south line of said Section 3 a distance of 330.0 feet; thence S 09°24' E parallel with the west line of said Section 3 a distance of 560.0 feet; thence N 89°04' E parallel with the south line of said Section 3 a distance of 621.5 feet, more or less, to the westerly line of said Highway; thence southerly along the westerly line of said Highway a distance of 100.00 feet, more or less, to the True Point of Beginning.

The above described tract of land contains 6.43 acres, more or less, and is subject to a 30-foot wide right-of-way for utilities and for ingress and egress to that tract of land sold to William Ganong, Jr., and Betty Ganong, said right-of-way being described in Deed Volume 341, Page 603, Klamath County Deed Records, together with the rights for utilities and ingress and egress to and from the premises described in this conveyance along said 30-foot wide right-of-way as described in said Deed Volume 341, Page 603, Klamath County Deed Records.

SUBJECT TO: Easements and rights of way of record and those apparent on the land, if any; and to agreement relative to the regulations and control of the waters of Upper Klamath Lake recorded February 15, 1924, in Vol. 63 at page 459 of Klamath County, Oregon, Deed Records.

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TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantees as an estate by the entirety. And the said grantor does hereby covenant to and with the said grantees, and their assigns, that she is the owner in fee simple of said premises; that they are free from all incumbrances, except those above set forth, and that she will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, She has hereunto set her hand and seal this 5th day of MARCH, 1963

Olive M. Johnson (S.E.I.)

STATE OF OREGON)
County of Klamath) SS

BE IT REMEMBERED, that on this 5th day of March, 1963, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Olive M. Johnson, a single woman, who is known to me to be the identical person described in and who executed the within instrument and acknowledged to me that she executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal the day and year last above written.

Rebecca
Notary Public for Oregon

My Commission Expires: MAR. 29, 1965

FILED FOR RECORD AT REQUEST OF

By 11 day of March A.D. 1963

File recorded in Vol. 348 of

CHAS. F. DELAF.

By