

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

421

This Indenture Witnesseth, THAT CLARA JANE HOWARD, a single woman,



hereinafter known as grantor, for and in consideration of  
the sum of - - - Ten and 00/100 - - - Dollars,

to her paid, has bargained and sold and by these presents does grant, bargain,  
sell and convey unto ALBERT R. KLEPPER and CAROL J. KLEPPER,  
husband and wife, the following described premises, situated in Klamath County, Oregon,

to-wit: A tract of land situated in Section 27, Township 39 South, Range 8, E. W. M.,  
Klamath County, Oregon, more particularly described as follows:

Beginning at intersection of the Southeasterly right of way boundary of the Klamath  
Falls-Ashland Highway (Oregon 66) and the Southerly boundary of that tract of real property  
recorded in Vol. 44, page 270 of Deed Records of Klamath County, Oregon, described therein  
as being a portion of the NW $\frac{1}{4}$  of the NE $\frac{1}{4}$  of Sec. 27, Twp. 39 S., R. 8 E.W.M., said point  
bears East 516.6 feet and South 31.2 feet from the quarter section corner common to  
Sections 22 and 27, Township, Range and Meridian aforesaid; thence S. 48°08' W. along the  
Southeasterly right of way boundary of aforesaid highway a distance of 150.0 feet; thence  
S. 34°41'43" E., parallel with the aforesaid Southerly boundary of that tract of land  
recorded in Vol. 44, page 270 of Deed Records of Klamath County, Oregon, a distance  
of 292.7 feet; thence N. 48°08' E., parallel with the Southeasterly right of way boundary  
of aforesaid highway a distance of 150.0 feet to the Southerly boundary of that tract of  
land above mentioned; thence N. 34°41'43" W. along same, a distance of 292.7 feet, more  
or less, to the point of beginning.

SUBJECT TO: Contract and/or lien for irrigation and/or drainage; Easements and rights  
of way of record and those apparent on the land, if any; And to Taxes for Fiscal Year  
commencing July 1, 1965, which are now a lien but not yet payable.

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 whatso-  
ever, except those above set forth.

IN WITNESS WHEREOF, she has hereunto set her hand and seal  
this 13th day of September, 1965.

*Clara Jane Howard* (SEAL)

STATE OF OREGON, } ss.  
County of Klamath

(SEAL)  
(SEAL)

BE IT REMEMBERED, That on this 13th day of September, A. D. 1965,  
before me, the undersigned, a Notary Public in and for said County and State, personally  
appeared the within named Clara Jane Howard, a single woman,

who is known to me to be the  
identical person described in and who executed the within instrument, and acknow-  
ledged 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.

*William Ganong*  
Notary Public for Oregon

My Commission Expires October 3, 1968

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Ganong, Ganong & Gordon  
this 20 day of Sept. 1965 at 9:16 A.M., and  
duly recorded in Vol. M-65, of Deeds of Page 1775.

LOROTHY ROGERS, County Clerk

By *Levin M. Kautman*

Fee 1.50

Return to: Mr. & Mrs. Albert R. Klepper  
Route 3, Box 292 - Klamath Falls, Oregon

