

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

6560

5648

This Indenture Witnesseth, THAT Donald F. Menefee and Leah C. Menefee, husband and wife, hereinafter known as grantors, for and in consideration of the sum of

paid, have bargained and sold and by these presents do grant, bargain, sell and convey unto Robert L. James and Helen E. James, husband and wife,

the following described premises, situated in Klamath County, Oregon, to-wit:

A tract of land situated in the SW $\frac{1}{4}$  of the NE $\frac{1}{4}$  and the SE $\frac{1}{4}$  of NE $\frac{1}{4}$  of Sec. 18, Twp. 24 S. R. 7 E.W.M., more particularly described as follows:

Beginning at a point which is N. 01°00'51" E. 352.54 feet and East 33.69 feet from the 1/16th corner of the common line between the NE $\frac{1}{4}$  and the SE $\frac{1}{4}$  of said Sec. 18; thence West 509.5 feet; thence continuing West 51 feet, more or less, to the flow line of Crescent Creek; thence Northerly and Easterly along said flow line 180 feet, more or less, to the intersection of the North line of said tract which is parallel to and 150 feet, more or less, north of the South line of said tract; thence East 15 feet, more or less, to a steel pin; thence continuing East 433.6 feet to a point; thence S. 00°18'41" W. 150.0 feet, more or less, to the point of beginning;

Subject to reservation of the Easterly 25 feet for roadway and utility purposes; together with a perpetual easement for roadway and utility purposes to and from said property along the northerly 25 feet of the SE $\frac{1}{4}$  of NE $\frac{1}{4}$  of said Sec. 18 West of the Willamette Highway and also the westerly 25 feet along the line in the SE $\frac{1}{4}$  of NE $\frac{1}{4}$  of said Sec. 18 which bears N. 00°18'41" E. from a point located S. 01°00'51" W. 6.81 feet and East 38.14 feet from the 1/16th corner on the common line between the NE $\frac{1}{4}$  and the SE $\frac{1}{4}$  of said Sec. 18, Twp. 24 S. R. 7 E.W.M.

and Subject to any liens or encumbrances created by grantees since June 20, 1961, including taxes for fiscal year commencing July 1, 1961 and thereafter, and reservations, easements and rights of way of record or apparent on the land.



TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantees as an estate by the entirety. And the 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 as 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 seal s  
this 24th day of May, 1966.

Donald F. Menefee (SEAL)

Leah C. Menefee (SEAL)

(SEAL)

(SEAL)

STATE OF OREGON, County of Lane ) ss. May 24, 1966  
Personally appeared the above named Donald F. Menefee and Leah C. Menefee,  
husband and wife,

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

From Office of  
GANONG, GANONG & GORDON  
First Federal Building  
Klamath Falls, Oregon

Before me:

Notary Public for Oregon.

My commission expires 3-30-70

STATE OF OREGON,

County of Klamath

ss.

I certify that the within instrument was received for record on the 31st day of May, 1966 at 4:29 o'clock P.M., and recorded in book M-66 on page 5648 Record of Deeds of said County.

Witness my hand and seal of County affixed.

Dorothy Rogers

County Clerk-Recorder.

By Carolyn L. Linn

Deputy

Fee 1.50 pd

not Oregon title