

21076

WARRANTY DEED VOL: MC8 PAGE 2180

68-2032
KNOW ALL MEN BY THESE PRESENTS, That TOBY O'KEEFE and MARY E. O'KEEFE, husband and wife, hereinafter called the Grantors, in consideration of Ten and More Dollars to grantors paid by BILLY J. HELTON, and RUTH N. HELTON, husband and wife, and by ROY H. YARBROUGH and GOLDA YARBROUGH, husband and wife, hereinafter called Grantees, do hereby grant, bargain, sell and convey unto Billy J. Helton and Ruth N. Helton, as tenants by the entirety, and unto the heirs of the survivor and their assigns, an Undivided One-Half Interest in and to the following described real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, and unto Roy H. Yarbrough and Golda Yarbrough, as tenants by the entirety, and unto the heirs of the survivor and their assigns, the other Undivided One-Half Interest in and to the following described real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in Klamath County, Oregon:

The NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 18 lying northeasterly of the drain ditch as now located across said premises; the SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 7 lying southwesterly of Southern Pacific Railway right of way; the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 18 lying southwesterly of the Southern Pacific Railway right of way, EXCEPTING THEREFROM that portion conveyed to Thomas F. O'Brien by deed recorded in Deed Vol. 264 at page 554, Records of Klamath County, Oregon; the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 18 lying northerly of the irrigation canal as now located across said premises; the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 18 lying southwesterly of the Southern Pacific Railway right of way, all in Township 40 South, Range 10 East of the Willamette Meridian; SUBJECT to easements and rights of way of record or apparent on the land, and contracts, proceedings, liens, assessments, statutes and regulations for irrigation or drainage purposes.

To Have and To Hold an undivided one-half interest in and to the above described and granted premises unto the said Billy J. Helton and Ruth N. Helton, as tenants by the entirety, their heirs and assigns forever, and unto the said Roy H. Yarbrough and Golda Yarbrough the other undivided one-half interest in and to the above described and granted premises, as tenants by the entirety, their heirs and assigns forever.

And Grantors hereby covenant to and with grantees and the heirs of the survivor and their assigns, that grantors are lawfully seized in fee simple of the above granted premises, free from all encumbrances, and that grantors will warrant and forever defend the above granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except as above noted.

WITNESS our hands and seals this 12th day of May, 1965.

STATE OF OREGON)
County of Klamath) ss
On May 12, 1965, before me, the

undersigned Notary Public for Oregon, personally appeared the within named Toby O'Keefe and Mary E. O'Keefe, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Toby O'Keefe
Toby O'Keefe

Mary E. O'Keefe
Mary E. O'Keefe

William O. Bruckner
Notary Public for Oregon
My comm. expires Oct. 29, 1967

Notary Public
135 So. 9th - Astoria

STATE OF OREGON, } ss
County of Klamath }
Filed for record at request of

on this 18 day of March A. D. 1968
at 3:56 o'clock P M. and duly
recorded in Vol. M-68 of deeds
Page, 2130

DOROTHY ROGERS, County Clerk
By L. J. Davis Deputy
Fee 1.50

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