

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT ROBERT F. STARBUCK and JACQUELINE FORMAN

STARBUCK, husband and wife, hereinafter known as grantors, for the consideration hereinafter recited have bargained and sold and by these presents do grant, bargain, sell and convey unto LLOYD VERNON HOWARD and LETHA WAIVE HOWARD, husband and wife, the following described premises, situated in Klamath County, Oregon, to-wit:

The following described real property situate in Klamath County, Oregon:

Lot 9, the SE $\frac{1}{4}$ NW $\frac{1}{4}$, the NE $\frac{1}{4}$ SW $\frac{1}{4}$ and that portion of the W $\frac{1}{2}$ SW $\frac{1}{4}$ (being Lots 1 and 10) of Section 8, described as follows: Beginning at the Northeast corner of said W $\frac{1}{2}$ SW $\frac{1}{4}$; thence South 31°4' West to the Northeasterly right-of-way line of the Keno-Worden County Road; thence Southeasterly, along said right-of-way line, to the South line of said W $\frac{1}{2}$ SW $\frac{1}{4}$; thence East along said South line, to the Southeast corner of said W $\frac{1}{2}$ SW $\frac{1}{4}$; thence North, along the East line of said W $\frac{1}{2}$ SW $\frac{1}{4}$, to the point of beginning; and also that portion of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 17, lying Northeasterly of the right-of-way of the Keno-Worden County Road.

ALL IN TOWNSHIP 40 SOUTH, RANGE 8, E.W.M., KLAMATH COUNTY, OREGON.

EXCEPTING and RESERVING unto Grantors the non-exclusive easement in the irrigation system in and on the above described premises for the purpose of irrigating and draining the premises retained by Grantors, said easement to be forever appurtenant to and for the benefit of said retained premises.

SUBJECT TO: Easements and rights of way of record and those apparent on the land, if any; Reservations in State Deeds; Contracts for irrigation and/or drainage; Agreements and easements relative to the raising and/or lowering of the waters of Upper Klamath Lake and/or Klamath River; Agreement dated May 24, 1968 between Robert F. Starbuck and Jacqueline Starbuck and Pacific Power & Light Company, a corporation, for deposit of spoil, release of claims for damages, ingress and egress, reconstruction, relocation and changes of dikes and ditches and removal of fences; and to a first mortgage to Prudential Insurance Company of America, dated March 31, 1966, recorded April 1, 1966, in Records of Klamath County, Oregon, as Microfilm Document No. 5158, Vol. M-66, page 2893, which said first mortgage grantees assume and agree to pay and perform according to its terms and to hold grantors harmless therefrom.

The true and actual consideration for this transfer is \$ 48,000.00 ~~xxxx~~

The foregoing recitation of consideration is true as I verily believe.

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 19th day of June, 1968.

(SEAL)

(SEAL)

(SEAL)

(SEAL)

STATE OF OREGON, County of Klamath, ss. June 19, 1968.
Personally appeared the above named Robert F. Starbuck and Jacqueline Forman
Starbuck, husband and wife,
and acknowledged the foregoing instrument to be their voluntary act and deed.

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

Before me:

Notary Public for Oregon

My commission expires

October 3, 1968

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 21 day of June, 1968, at 3:08 o'clock P. M., and recorded in book M-68 on page 5603. Record of Deeds of said County.

Witness my hand and seal of County affixed.

Dorothy Rogers

County Clerk-Recorder.

By

Deputy

Deputy

Fee 1.50

Return to:
Mr. + Mrs. Lloyd V. Howard
P.O. Box 41
Keno, Oregon 97627

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