

26584

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

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This Indenture Witnesseth, THAT WARREN R. McNEELY and LOIS L. McNEELY,
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
ROBERT L. GOODELL and PATRICIA A. GOODELL,
husband and wife, the following described premises, situated in Klamath County, Oregon, to-wit:

A parcel of land situated in the N¹/₄ NW¹/₄ of Section 3, Township 40 South, Range 9
East of the Willamette Meridian, being more particularly described as follows:
Commencing at the North quarter corner of Section 3, Twp. 40 S.; R. 9 E.W.M.; thence
South 00 degrees 30'53" East 30.00 feet to a point on the Southerly right of way line
of Midland Road; thence South 89 degrees 54'48" West, along said Southerly right of
way line 299.50 feet to the point of beginning for this description; thence continuing
South 89 degrees 54'48" West 300.00 feet; thence South 00 degrees 30'53" East, 1285.80
feet to a point on the South line of N¹/₄ NW¹/₄ of said Section 3; thence South 89 degrees
48'10" East along the South line of N¹/₄ NW¹/₄ of said Section 3, 300.00 feet; thence
North 00 degrees 30'53" West 1287.28 feet to the point of beginning.

RESERVING unto grantors an easement across the Northerly 15 feet of the above described
property for the purpose of constructing a ditch to carry irrigation water to the
grantors' lands lying adjacent to and Westerly of the above property. In the event
grantors do construct an irrigation ditch, they will construct a culvert under
grantees' driveway to the house situate on the above described real property.

SUBJECT TO: (1) 1968-69 taxes, now a lien but not yet payable. (2) Rights of the
public in and to any portion of said premises lying within the limits of roads and
highways. (3) Acreage and use limitations under provisions of the United States
Statutes and regulations issued thereunder. Liens and assessments of Klamath Project
and Klamath Irrigation District, and regulations, contracts, easements, and water and
irrigation rights in connection therewith.

The true and actual consideration for this transfer is \$37,000.00. *lmbay*

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 26th day of September 19 68.

Robert L. Goodell (SEAL) *Warren R. McNeely* (SEAL)

(SEAL) *Lois L. McNeely* (SEAL)

STATE OF OREGON, County of Klamath) ss. *Oct. 2nd*
Personally appeared the above named WARREN R. McNEELY and LOIS L. McNEELY,
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:

Allen D. Goehner
Notary Public for Oregon.
My commission expires 11/25/68

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 3 day of Oct.
19 68 at 10:51 o'clock a.m. and recorded in book
M-68 on page 8948 Record of Deeds of
said County.

Witness my hand and seal of County affixed.

Dorothy Rogers

By *Lois L. McNeely* County Clerk-Recorder.
Deputy

Fee 1 50

Return 1st Federal