

WARRANTY DEED TO CREATE EST. BY THE ENTIRETY

30466

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This Indenture Witnesseth, THAT WOODROW W. CAVE and ROBERTA E. CAVE, husband

and wife, hereinafter known as grantor s, for the consideration hereinafter stated have bargained and sold by these presents do grant, bargain, sell and convey unto PHILIP LEIDHOLDT and INEZ P. LEIDHOLDT, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

A portion of the NW $\frac{1}{4}$ of Section 7, Township 40 South, Range 10 East of the Willamette Meridian, more particularly described as follows:

Beginning at the Northwest corner of the NW $\frac{1}{4}$ of said Section 7; thence South 00°12'30" East along the Section line a distance of 2302.0 feet to the point of beginning of this description; thence South 89°54'30" East 660.0 feet to a point; thence South 00°12'30" East 16.00 feet to a point; thence South 89°54'30" East 86.79 feet to a point; thence North 15°40'23" East 452.11 feet to a point; thence North 89°54'30" West 870.52 feet to a point on the Section line; thence South 00°12'30" East 419.50 feet, more or less, to the point of beginning.

EXCEPTING THEREFROM that portion Deeded to State of Oregon by and through its State Highway Commission in Deed Volume 232, page 421.

Subject to: Acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder; Contract and/or lien for irrigation and/or drainage; Rights of the public in and to any portion of said premises lying within the limits of roads and highways; Prohibition of direct access to State Highway adjoining on the West, including the terms and provisions thereof, as set forth in Deed to State of Oregon, recorded July 16, 1949, in Deed Book 232 at page 421; Anchor and guy wire easement, including the terms and provisions thereof, granted to Pacific Power & Light Company by instrument recorded August 27, 1964, in Deed Book 355, page 554; Easements and rights of way of record and those apparent on the land, if any.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 10,000.00
However, the actual consideration includes other property which is part of the consideration.
(Strike out the above when not applicable)

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 s 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 27th day of March, 19 69.

(SEAL)

Woodrow W. Cave (SEAL)

(SEAL)

Roberta E. Cave (SEAL)

STATE OF OREGON, County of Klamath) ss. March 27, 19 69
Personally appeared the above named Woodrow W. Cave and Roberta E. Cave, husband and wife,

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



Before me:

Patty Jean Sharrill
Notary Public for Oregon
My commission expires 6-22-69

After recording return to:

grantee
Front Street - Malheur

From the Office of
GANONG, GANONG & GORDON
First Federal Building
Klamath Falls, Oregon 97601

STATE OF OREGON,

County of KLAMATH) ss.

I certify that the within instrument was received for record on the 27th day of MARCH 19 69, at 3:33 o'clock P.M., and recorded in book M-69 on page 2240 Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM D. MILNE

By Charles F. Henderson County Clerk-Recorder

Deputy

FEE \$ 1.50

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