

15462

70-1451

VOL. 4170 PAGE 8899

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT DONALD F. MENELEE and LEAH COLLINS MENELEE, husband and wife, hereinafter known as grantor, for the consideration hereinafter stated have bargained and sold, and by these presents do grant, bargain, sell and convey unto RICHARD C. CLARK and BERNADINE A. CLARK, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

A tract of land situated in the South $\frac{1}{2}$ of the NE $\frac{1}{4}$ of Section 18, Township 24 South, Range 7 East of the Willamette Meridian: Beginning at the North-east corner of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$; thence South along the 1/16 line 411.5 feet to the South line of instrument recorded in Deed Volume 361, page 349, and the true point of beginning; thence East 29.26 feet; thence South 0 degrees 00'51" East 98.24 feet; thence West to the center line of Crescent Creek; thence Northwesterly along said center line to the most Southerly Southwest corner of Deed Volume 361, page 349; thence East along the South line of said Deed to the point of beginning.

SUBJECT TO: Taxes for the current fiscal year, 1970-71, which are a lien but not yet payable; rights of the public in and to any portion of the herein-described property lying within the limits of roads and highway; rights of the public and of Governmental bodies in and to any portion of the herein-described property lying below the high water mark of Crescent Creek; and an easement over the Easterly 25 feet for roadway and utility purposes.

TOGETHER WITH a perpetual easement for ingress to and egress from said property over the Easterly 25 feet of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ and the Northerly 25 feet of the SE $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 18 which lies Southwesterly and Easterly of the Willamette Highway and Northerly and Easterly of said described property but reserving a perpetual easement over the Easterly 25 feet of said described property for egress from and ingress to land lying South and East of said described property in said Section 18, Twp. 24 S., R. 7 E., W.M.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 800.00.
~~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 on estate by the entirety. And the said grantor do hereby covenant, to and with the said grantees, and their assigns, that they are the owner s in fee simple of said premises; that they are free from all incumbrances, except as above set out, and that they will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, grantors ha ve hereunto set their hand s and seal s this 25th day of September 19 70

Donald F. Menelee (SEAL) (SEAL)
Leah Collins Menelee (SEAL) (SEAL)

STATE OF OREGON, County of Klamath Lane ss. September 29, 19 70

Personally appeared the above named DONALD F. MENELEE and LEAH COLLINS MENELEE, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Charles Hampton
 Notary Public for Oregon
 My commission expires Commission Expires Feb. 10, 1973

After recording return to:

STATE OF OREGON,
 County of Klamath ss.

I certify that the within instrument was received for record on the 5th day of October 1970, at 10:55 o'clock A.M., and recorded in book M70 on page 8899 Record of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

By *Phyllis L. Lueders* County Clerk-Recorder Deputy

Fee \$1.50

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

FORM No. 723-BARGAIN AND SALE D

1967

KNOW ALL ME

for the consideration of

hereinafter called grantees, hereditarily of Klamath

THE EAST HA 10, Townsh particular

Beginning Lane which along sa 865.4 fe the Sou Range 9 N. 1017 a dist 240 fe thence of be

having received from the premises, reciting that the bargain, sell and convey, legally entitled thereto, al

IN WITNESS WHERE its officers duly authorized

DATED: October 5

OCT 5 10 55 AM 1970