

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT W. R. WAINRIGHT and ALETA WAINRIGHT, husband and wife,

hereinafter known as grantors, for the consideration hereinafter stated have bargained and sold, and by these presents do grant, bargain, sell and convey unto CLAUDE ALBERT SHEPHERD, aka CLAUDE A. SHEPHERD and MILDRED H. SHEPHERD,

husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit: The Southerly 160 feet of the following described parcels of real property (the North boundary thereof to be parallel with Henley Road):

PARCEL 1: Beginning on the North line of County Road at a point which is South 1260 feet and South 89°30' West 593.6 feet from the Northeast-corner of Section 25; Township 39 S., R. 9, E.W.M.; thence North 500 feet; thence South 89°30' West 131.2 feet to the United States Canal A-7; thence Southeasterly along said canal right of way to the aforesaid County Road; thence North 89°30' East 43.1 feet along said County Road to the point of beginning, containing one acre and being in the NE 1/4 of said Section 25.

PARCEL 2: Beginning at a point on the Northerly right of way line of the County Road which lies South 89°33' West a distance of 647 feet and North 9°47' West a distance of 30.4 feet from the iron axle which marks the Southeast corner of the NE 1/4 of the NE 1/4 of Sec. 25, Twp. 39 S., R. 9, E.W.M., in Klamath County and running thence, continuing North 9°47' West along the Easterly right of way line of the U.S.R.S. Lateral, a distance of 506.6 feet to an iron pin; thence North 89°33' East a distance of 14.7 feet to an iron pin; thence in a Southeasterly direction a distance of 506.6 feet to a point on the Northerly right of way line of the County Road; thence South 89°33' West along the Northerly right of way line of the County Road a distance of 15.5 feet, more or less, to the point of beginning, said tract containing 0.17 acres, more or less, in the NE 1/4 of the NE 1/4 in Sec. 25, Twp. 39 S., R. 9, E.W.M., Klamath County, Oregon, known as Tract K.

RESERVING UNTO GRANTORS, a perpetual non-exclusive easement for ingress and egress over that portion of the premises on which Klamath County School District presently holds an easement.

SUBJECT TO: Liens and assessments of Klamath Project and the Klamath Irrigation District, and regulations, contracts, easements, and water and irrigation rights in connection therewith; Waiver of Riparian rights granted to the United States of America, by conveyance executed by S. S. Henley, in Vol. 21 at page 392, Deed Records of Klamath County, Oregon; Reservations and Restrictions in deed recorded Aug. 27, 1928, in Deed Vol. 81 at page 141, Records of Klamath County, Oregon; Reservations and Restrictions in deed recorded Aug. 13, 1943, Records of Klamath County, Oregon; Easements and rights of way of record and those apparent on the land

and the true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 7,500.00

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 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 any which may have been incurred on the premises since January 7, 1971 and that they will warrant and defend the same from all lawful claims whatsoever, except those above set forth, and any suffered or created by grantees.

IN WITNESS WHEREOF, they have hereunto set their hand s and seal s this 14th day of January, 1975

(SEAL) W. R. Wainright (SEAL)

(SEAL) Aleta Wainright (SEAL)

STATE OF OREGON, County of Klamath ) ss. January 14, 1975 Personally appeared the above named W. R. Wainright and Aleta Wainright, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Robert R. Wollie Notary Public for Oregon. My commission expires July 16, 1978

After recording return to: STATE OF OREGON, County of KLAMATH } ss.

Until a change is requested, all tax statements shall be sent to the following name and address: Claude A. & Mildred H. Shepherd 7340 Henley Road Klamath Falls, Oregon 97601

I certify that the within instrument was received for record on the 17th day of January, 1975, at 12:20 o'clock p.m., and recorded in book M. 75 on page 782. Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE County Clerk-Recorder

By Hazel Drazil Deputy

FEE \$ 2.00

From the Office of GANONG & SIFEMORE 538 Main Street Klamath Falls, Oregon 97601

RECORDED IN 12:20 PM