

01-10313 17645 38-11178

Vol. M 76 Page 12591

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT WOODROW W. CAVE and ROBERTA E. CAVE, 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 WILBUR A. WALKER and MARIE L. WALKER, husband and wife, the following described premises, situated in Klamath County, Oregon, to-wit:

A tract of land situated in the NW $\frac{1}{4}$ of Section 7, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the West boundary of said Section 7, said point being South 00°12'30" East a distance of 1065.50 feet from the 5/8 inch iron pin marking the North-west corner of said Section 7; thence South 89°54'30" East parallel with the North line of said Section 7 a distance of 27.40 feet to a 5/8 inch iron pin on the Easterly boundary of the Klamath Falls-Malin Highway; thence continuing South 89°54'30" East a distance of 974.34 feet to a 5/8 inch iron pin; thence continuing South 89°54'30" East a distance of 3.00 feet to the centerline of an existing irrigation ditch; thence South 01°50'48" West along the centerline of said ditch a distance of 408.69 feet; thence North 89°54'30" West a distance of 5.50 feet to a 5/8 inch iron pin; thence continuing North 89°54'30" West a distance of 957.88 feet to a 5/8 inch iron pin on the Easterly boundary of the Klamath Falls-Malin Highway; thence continuing North 89°54'30" West a distance of 26.70 feet to the West line of said Section 7; thence North 00°12'30" West along the West line of said Section 7 a distance of 408.50 feet to the point of beginning.

Subject to: 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; Limitation of direct access to State Highway adjoining on the West, including the terms and provisions thereof, as set forth in Deed recorded July 16, 1949 in Deed Book 232 at page 421; Rights of the public in and to any portion of said premises lying within the limits of roads and highways.

The true and actual consideration for this transfer is \$.....18,500.00..... being

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 owner s 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 seal s this 19th day of June, 1968.

(SEAL)

(SEAL)

STATE OF OREGON, County of Klamath ss. June 21st 19 68

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.

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

Before me:

Thelen D. Gachne
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 13th day of AUGUST, 1976, at 3:55 o'clock PM, and recorded in book M.76 on page 12591 Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

County Clerk-Recorder.

By

Kazal Dragal
Deputy

Deputy

FEE \$ 3.00

Return To:
FFS
Main

Taxes
FFS
main

975 AUG 13 PM 3 55