

21042

76 NOV 2 AM 9 39

17356

FORM No. 164—DEED CREATING AN ESTATE BY THE ENTIRETY—Husband & Wife or Wife & Husband

Vol. 16 Page 17356

1-1-74

DEED CREATING ESTATE BY THE ENTIRETY

KNOW ALL MEN BY THESE PRESENTS, That DOROTHY L. GINTER McDONALD

(hereinafter called the grantor), the spouse of the grantee hereinafter named, for the consideration hereinafter stated, has bargained and sold and by these presents does grant, bargain, sell and convey unto BRUCE McDONALD (herein called the grantee), an undivided one-half of the

following described real property situate in Klamath County, Oregon, to-wit: A tract of land situated in the northwest quarter of southeast quarter and the northeast quarter of southeast quarter of Section 18, Township 24 South, Range 7 East of the Willamette Meridian, more particularly described as follows: Beginning at a point which is South 01° 00' 51" West 6.18 feet and East 38.14 feet from the 1/16th corner of the common line between the northeast quarter and the southeast quarter of said Section 18; thence South 480.0 feet along the so called "false 1/16th line" which lies within the Northeast quarter and is East of the common 1/16th line between the Northwest quarter of Southeast quarter and the Northeast quarter of the Southeast quarter of said Section 18 to the point of beginning; thence West 294.75 feet to a point; thence continuing West 15 feet, more or less, to the flow line of Crescent Creek; thence Northerly 120 feet, more or less, along the flow line of said creek to the intersection of the North line of said tract which is parallel to and 120 feet, more or less, North of the South line of said tract; thence East 15 feet, more or less, to a point; thence continuing East 321.4 feet to a point; thence South 120.0 feet along the "false 1/16th line" to the place of beginning.

SUBJECT TO reservation of the easterly 25 feet for roadway and utility purposes; together with a perpetual easement for roadway and utility purposes to and from said tract along the northerly 25 feet of the Southeast quarter of northeast quarter of said Section 18 West of the Willamette Highway, also the westerly 25 feet of the line in the southeast quarter of the northeast quarter of said Section 18 which bears North 00° 18' 41" East from a point located South 01° 00' 51" West 6.81 feet and East 38.14 feet from the 1/16th corner on the common line between the northeast quarter of the southeast quarter of said Section 18, also the westerly 25 feet along the said "false 1/16th line" within the northeast quarter of the southeast quarter of said Section 18, Township 24 South, Range 7 East of the Willamette Meridian, Klamath County, State of Oregon. ALSO SUBJECT to rights of the governmental bodies in and to that portion of said premises lying below the high water mark of Crescent Creek; to rights of the public in and to any portion of above described property lying within the limits of roads or highways, and to any unpaid taxes on said property.

A tract of land situated in the Northwest quarter of southeast quarter and the northeast quarter of the southeast quarter of Section 18, Township 24 South, Range 7 East of the Willamette Meridian, more particularly described as follows: Beginning at a point which is South 01° 00' 51" West 6.18 feet and East 38.14 feet from the 1/16th corner of the common line between the northeast quarter and the southeast quarter of said Section 18; thence South 360.0 feet along the line of said tract to the place of beginning; together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise (over) appertaining;

TO HAVE AND TO HOLD said undivided one-half of said real property unto the said grantee forever.

The above named grantor retains a like undivided one-half of said real property and it is the intent and purpose of this instrument to create and there hereby is created an estate by the entirety between husband and wife as to said real property.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ None. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which) (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

WITNESS grantor's hand this 29th day of September, 1976.

Dorothy L. Ginter McDonald

September, 1976.

STATE OF OREGON, County of Klamath ss.

Personally appeared the above named Dorothy L. Ginter McDonald who is known to me to be the spouse of the grantee in the above deed and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me:

Colleen Underhill
COLLEEN UNDERHILL
NOTARY PUBLIC—OREGON

Notary Public for Oregon
My commission expires 11-30-79

(OFFICIAL SEAL)

Dorothy L. Ginter McDonald
P. O. Box 215
Netarts, Oregon 97143

Bruce McDonald
P. O. Box 215
Maupin, Oregon 97037

After recording return to:
Frank Bosch
909 American Bank Building
Portland, Oregon 97205

NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address:
Dorothy L. Ginter McDonald
P. O. Box 215
Netarts, Oregon 97143

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON, ss.

County of

I certify that the within instrument was received for record on the day of 19, at o'clock M., and recorded in book on page or as tile/reel number. Record of Deeds of said county. Witness my hand and seal of County attested.

Recording Officer
Deputy

so called "false 1/16th line" which lies within the northeast quarter of southeast quarter and is East of the common 1/16th line between the northwest quarter of southeast quarter and the northeast quarter of the southeast quarter of said Section 18 to the point of beginning; thence West 321.40 feet to a point; thence continuing West 20 feet, more or less, to the flow line of Crescent Creek; thence northwesterly 200 feet, more or less, along the flow line of said creek to the intersection of the North line of said tract which is parallel to and 120 feet, more or less, North of the South line of said tract; thence East 112.0 feet, more or less, to a point; thence continuing East 371.55 feet to a point; thence South 120.0 feet along the "false 1/16th line" to the place of beginning.

SUBJECT TO reservation of the Easterly 25 feet for roadway and utility purposes; together with a perpetual easement for roadway and utility purposes to and from said tract along the northerly 25 feet of the southeast quarter of northeast quarter of said Section 18 West of the Willamette Highway, also the westerly 25 feet of the line in the southeast quarter of the northeast quarter of said Section 18 which bears North 00° 18' 41" East from a point located South 01° 00' 51" West 6.81 feet and East 38.14 feet from the 1/16th corner on the common line between the northeast quarter and the southeast quarter of said Section 18, also the westerly 25 feet along the said "false 1/16th line" within the northeast quarter of the southeast quarter of said Section 18, Township 24 South, Range 7 East of the Willamette Meridian, Klamath County, State of Oregon. ALSO SUBJECT TO rights of the governmental bodies in and to that portion of said premises lying below the high water mark of Crescent Creek; to right of the public in and to any portion of above described property lying within the limits of roads or highways, and to any unpaid taxes on said property.

A tract of land situated in the northwest quarter of the southeast quarter of Section 18, Township 24 South, Range 7 East of the Willamette Meridian, more particularly described as follows: Beginning at an iron rod on the East line of the Northeast quarter of the northwest quarter of the southeast quarter of Section 18, said iron rod being south thereon a distance of 240.0 feet, more or less, from an iron rod marking the southeast corner of the southeast quarter of southwest quarter of the northeast quarter of said Section 18; thence West a distance of 371.55 feet, more or less, to an iron rod; thence continuing West along this line a distance of 97.0 feet, more or less, to the margin of Crescent Creek; thence continuing West along this line a distance of 15.0 feet, more or less, to the centerline of said creek; northwesterly along the centerline of said creek to the intersection of said centerline with a line running East parallel to and 120.0 feet, more or less, North of the line of beginning; thence East a distance of 15.0 feet, more or less, to the margin of Crescent Creek, thence East along this line a distance of 85.0 feet, more or less, to an iron rod; thence continuing East along this line a distance of 460.0 feet, more or less, to an iron rod situated on the East line of the northeast quarter of the northwest quarter of the southeast quarter of Section 18; thence South along this line a distance of 120.0 feet, more or less, to the point of beginning.

Together with the perpetual easement for ingress to and egress from said property over the Easterly 25 feet of the northwest quarter southeast quarter and southwest quarter northeast quarter and the northerly 25 feet of southeast quarter northeast quarter of said Section 18, which lie southwesterly 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, Township 24 South, Range 7 East of the Willamette Meridian.

SUBJECT TO rights of governmental bodies in and to that portion of said premises lying below the high water mark of Crescent Creek; to rights of the public in and to any portion of above described property lying within the limits of roads or highways and to easements and right of way of record or apparent on the land, if any.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at _____

9:39

this 2nd day of NOVEMBER A.D. 1976 at _____ o'clock A.M.,

duly recorded in Vol. M 76, of DEEDS on Page 17356

FEE \$ 6.00

Wm D. MILNE, County Clerk

[Signature]