

38-12770-K

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THIS INDENTURE WITNESSETH, That WILLIAM CLARK ALLEN, BEATRICE MAE ALLEN and F. MILLAR CLOUD, Trustees, for CHARLES R. ALLEN and DAVID M. ALLEN, under Trust Agreement dated December 31, 1959, recorded August 21, 1963, in Volume 347 at page 446, Deed Records of Klamath County, Oregon; and WILLIAM CLARK ALLEN and BEATRICE MAE ALLEN, husband and wife, hereinafter known as grantors, for and in consideration of the sum of Ten Dollars, to them paid, have bargained and sold and by these presents do grant, bargain, sell and convey unto HUGH A. JACOBS and RUTH M. JACOBS, husband and wife, the following described premises, situated in Klamath County, Oregon, to-wit:

Government Lots 17, 18, 23, 24, 25, 26, 31 and 32 of Section 13 and the Northeast quarter of Section 24, all in Township 36 South, Range 10 East of the Willamette Meridian.

The East half of the Southeast Quarter (E $\frac{1}{2}$ SE $\frac{1}{4}$) of Section 24, Township 36 South, Range 10 East of the Willamette Meridian; EXCEPTING, however, the following described triangular portion in the SE $\frac{1}{4}$ SE $\frac{1}{4}$; Beginning at the Southeast Corner of Section 24, Township 36 South, Range 10 East of the Willamette Meridian, thence North along said section line 841.5 feet (51 rods), thence in a Southwesterly direction to the Southwest corner of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of said section, thence East along the South line of said section to the point of beginning.

SUBJECT TO: Taxes for fiscal year, 1963-64, which are now a lien but not yet payable; Right of way, including the terms and provisions thereof, dated March 4, 1929, recorded April 23, 1929, in Deed Book 85 at page 615. (Affects NE $\frac{1}{4}$ SE $\frac{1}{4}$ Section 13, Township 36 S., R. 10 E.W.M.); Right of way, including the terms and provisions thereof, dated March 4, 1929, and recorded April 23, 1929, in Deed Book 85 at page 619. (Affects NW $\frac{1}{4}$ SE $\frac{1}{4}$ Section 13, T. 36 S., R. 10 E.W.M.); Right of way, including the terms and provisions thereof, dated January 16, 1946, recorded July 15, 1946, in Deed Book 192 at page 228. (Affects NE $\frac{1}{4}$ SE $\frac{1}{4}$ Section 13, T. 36 S., R. 10 E.W.M.); Reservations contained in deed from Charles Hood et ux, to Fritz Krauss, recorded March 28, 1958, in Volume 298 at page 282, any portion of the above described property lying within the limits of roads or highways.

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 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 9th day of August, 1963.

Warranty Deed to Create Estate by the Entirety
Page 1.

Return TA

William Clark Allen (SEAL)
William Clark Allen, individually and as Trustee
Beatrice Mae Allen (SEAL)
Beatrice Mae Allen, individually and as Trustee
F. Millar Cloud (SEAL)
F. Millar Cloud, Trustee

STATE OF OREGON)
County of Klamath) SS

BE IT REMEMBERED, That on this 9th day of August, 1963, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named William Clark Allen and Beatrice Mae Allen, his wife, who are known to me to be the identical persons described in and who executed the within instrument, and acknowledged to me that they executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal the day and year last above written.

Stella Deklinger
Notary Public for Oregon
My Commission Expires: Aug 29, 1965

STATE OF CALIFORNIA)
County of Los Angeles) SS

BE IT REMEMBERED, That on this 9th day of August, 1963, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named F. Millar Cloud, who is known to me to be the identical person described in and who executed the within instrument, and acknowledged to me that he executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal the day and year last above written.

Neva G. Eberhart
Notary Public for California
My Commission Expires: June 25, 1967

STATE OF OREGON; COUNTY OF KLAMATH; ss.
Filed for record at request of TRANSAMERICA TITLE INS. CO.
this 30th day of AUGUST A. D. 1977 3:30 o'clock P. M., and
duly recorded in Vol. M77, of DEEDS on Page 16057
FEE \$ 6.00
Wm D. MILNE, County Clerk
Hazel Drayak