

TK

48785

DEED CREATING ESTATE BY THE ENTIRETY

KNOW ALL MEN BY THESE PRESENTS, That George E. Kettredge
 (hereinafter called the grantor), the spouse of the grantee hereinafter named, for the con-
 sideration hereinafter stated, has bargained and sold and by these presents does grant, bargain, sell and convey
 unto Michael E. Kettredge (herein called the grantee),
 an undivided one-half of the following described real property situate in Klamath County, Oregon, to-wit:

See Attached

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)
 together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise
 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 pur-
 pose 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 use 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 part of the consideration (indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)
 WITNESS grantor's hand this 23rd day of May, 1978.

STATE OF OREGON, County of Klamath

Personally appeared the above named

) ss.

May 23, 1978

who is known to me to be the spouse of the grantee in the above deed and acknowledged the foregoing instrument
 to be a voluntary act and deed.

(OFFICIAL SEAL)

Before me:

Notary Public for Oregon My commission expires: 3-2-82

George E. Kettredge
3241 Centralia St.
Lakewood, CA 90712
 GRANTOR'S NAME AND ADDRESS
Mrs. Michael E. Kettredge
Same Address
 GRANTEE'S NAME AND ADDRESS

After recording return to:

Mrs. Mrs. K. H. Kettredge
3241 Centralia Street
Lakewood, Calif. 90712
 NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

Same. (3241 Centralia St.
Lakewood, Calif. 90712
 NAME, ADDRESS, ZIP

STATE OF OREGON.

County of

I certify that the within instru-
 ment was received for record on the
 day of _____, 19____

at _____ o'clock _____ M., and recorded
 in book _____ on page _____ or as
 file/reel number _____

Record of Deeds of said county.

Witness my hand and seal of
 County affixed.

By

Recording Officer
 Deputy

ok
 12-82

Parcel 1:

10863

TOWNSHIP 34 South, Range 8 East W.M.

Section 21: South 1/2 of North 1/2 of Northwest 1/4 of Southeast 1/4(10A.)

This conveyance is made subject to: (See Exhibit "A" attached hereto and made a part hereof).

EXHIBIT "A"

Easements, rights of way of record, and those apparent on the land and:

Grantor reserves for grantee and for adjoining property owners and their assigns and successors, a 60 foot wide easement for joint user roadway and all other roadway purposes over and across the property herein conveyed and;

Also over and across a 60 foot wide strip of land laying West of, adjoining, and parallel to the Easterly boundary of that part of Northwest 1/4 of Northwest 1/4 of Section 28, Township 34 South, Range 8 East of the Willamette Meridian that lays North of Sprague River Highway and;

Also over and across a 60 foot wide strip of land laying North of, adjoining, and parallel to the Southerly boundary of Southeast 1/4 of Southwest 1/4 of Section 21, Township 34 South, Range 8 East, W.M. and;

Also over and across a 60 foot wide strip of land laying West of, adjoining, and parallel to the Easterly boundary of West 1/2 of Southwest 1/4 of Section 21, Township 34 South, Range 8 East, W.M. and;

Also over and across a 60 foot wide strip of land laying East of, adjoining, and parallel to the Westerly boundary of Southeast 1/4 of Section 21, Township 34 South, Range 8 East, W.M., and;

Also over and across a 60 foot wide strip of land laying North of, adjoining, and parallel to the Southerly boundary of Southwest 1/4 of Southwest 1/4 of Northeast 1/4 of Section 21, Township 34 South, Range 8 East, W.M.

Parcel 2:

Lot 6 of Block 16 of Sprague River Valley Acres, as per plat recorded in records of said county.

Parcel 3:

Tract 107 in Lot 8, Section 34, Township 34 South, Range 7 East of the Willamette Meridian, as shown on that certain map marked Exhibit "A" and attached to the Deed from Claudia L. Lorenz to the City of Chiloquin, and recorded as a part thereof in Klamath County Deed Records N-66 at page 11309 to 11313.

Parcel 4:

PARCEL 5, LOT 2, Map of Survey as recorded in Volume M-70, at Page 783, Klamath County, Oregon Deed Records. This land may be subject to inundation. Construction of any form of structure shall be subject to the provisions of all applicable ordinances.

Parcel 5:

PARCEL 5, LOT 1, Map of Survey as recorded in Volume M-70, at Page 783, Klamath County, Oregon Deed Records. This land may be subject to inundation. Construction of any form of structure shall be subject to the provisions of all applicable ordinances.

Parcel 6:

TOWNSHIP 36 SOUTH, RANGE 10 EAST, W.M.

10864

Section 23: $S\frac{1}{2}-S\frac{1}{2}-E\frac{1}{2}-SW\frac{1}{4}$, reserving from the $S\frac{1}{2}-S\frac{1}{2}$, a joint user roadway easement of 30 feet in width along the east line of said $S\frac{1}{2}-S\frac{1}{2}$; subject to easements, rights of way of record and those apparent on the land. (See Exhibit "A" attached hereto and made a part hereof.)

EXHIBIT "A"

Easements, rights of way of record and those apparent on the land and;

Grantor reserves for grantee and for adjoining property owners and their assigns and successors, a 60 ft. wide easement for joint user roadway and all other roadway purposes over and across a 60 ft. wide strip of land laying north of, adjoining, and parallel to the southerly boundary of the N $\frac{1}{2}$ of Sec. 23: T 36S, R 10E, W.M. and;

Also over and across a 60 ft. wide strip of land laying North of, adjoining, and parallel to the southerly boundary of NW $\frac{1}{4}$ of Sec. 24: T 36S, R 10E, W.M. and;

Also over and across a 60 ft. wide strip of land laying east of, adjoining, and parallel to the westerly boundary of NW $\frac{1}{4}$ of Sec. 23: T 36S, R 10E, W.M. and;

Also over and across a 60 ft. wide strip of land laying north of, adjoining, and parallel to the southerly boundary of E $\frac{1}{2}$ of SW $\frac{1}{4}$ of Sec. 23: T 36S, R 10E, W.M. and;

Also over and across a 60 ft. wide strip of land laying north of, adjoining, and parallel to the southerly boundary of Sec. 14: T 36S, R 10E, W.M. and;

Also over and across a 60 ft. wide strip of land laying north of, adjoining, and parallel to the southerly boundary of SE $\frac{1}{4}$ of Sec. 15: T 36S, R 10E, W.M. and;

Also over and across a 60 ft. wide strip of land laying east of, adjoining, and parallel to the westerly boundary of Lots #13, #20, #21, #28, #29, Sec. 13: T 36S, R 10E, W.M. and;

Also over and across a 60 ft. wide strip of land laying east of, adjoining, and parallel to the westerly boundary of Lots #18, #23, #26, #31, #30, #27, #22, Sec. 14: T 36S, R 10E, W.M. and;

Also over and across a 60 ft. wide strip of land laying north of, adjoining, and parallel to the southerly boundary of Lots #21, #22, #23, #24, Sec. 14: T 36S, R 10E, W.M. and;

Also over and across a 60 ft. wide strip of land laying east of, adjoining, and parallel to the westerly boundary of NE $\frac{1}{4}$, Sec. 23: T 36S, R 10E, W.M. and;

Also over and across a 60 ft. wide strip of land laying west of, adjoining, and parallel to the easterly boundary of NW $\frac{1}{4}$ of Sec. 24: T 36S, R 10E, W.M., and of the SW $\frac{1}{4}$ of Sec. 13: T 36S, R 10E, W.M. and that part of Lot #14, Sec. 13: T 36S, R 10E, W.M. that lays south of Sprague River Highway.

Parcel 7:

PARCEL 1: All that portion of Government Lots 5 & 12, Section 11, T36S, R11E, Willamette Meridian described as follows: Beginning at the radius point of the cul-de-sac at the Southern end of Josephine Street, 2nd Addition to Nimrod River Park; thence $S17^{\circ}00'15''W$, 50 feet to the edge of said cul-de-sac, the true point of beginning; thence $S00^{\circ}35'15''W$ across Government Lots 5 & 12 to the Sprague River; thence westerly along the north bank of said river to the westerly line of said Section 11; thence northerly along said section line to the southerly boundary line of the 2nd Addition to Nimrod River Park; thence $N48^{\circ}55'53''E$ to the southwest corner of Lot 40, Block 10, of said 2nd Addition; thence Easterly along the southerly line of said Lot 40 to the true point of beginning. SUBJECT TO a non-exclusive easement for roadway and utility purposes over a parallel strip of land 60 feet wide along the northerly line of said parcel.

Parcel 7(cont):

10865

PARCEL 2: All that portion of the West 1/2 of the West 1/2 of Government Lot 13, Section 11, T36S, R11E, Willamette Meridian lying South of the Sprague River.
SUBJECT TO: Oil, gas and mineral exceptions of record.
SUBJECT TO: Rights, conditions, covenants, reservations, restrictions, exceptions, rights of way, and easements of record, if any.
SUBJECT TO: An easement for roadway and utility purposes in, over, under and upon the exterior thirty (30) feet of the said realty. This easement not to cover the river frontage.
SUBJECT TO: Rights of governmental bodies in and to that portion of the herein described property lying below the normal high-water mark of the Sprague River. This land may be subject to inundation. Construction of any form shall be subject to the provisions of all applicable ordinances.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record ~~microfilm~~

this 23rd day of May A. D. 19 78 at 3:04 o'clock P M., and

duly recorded in Vol. M78, of Deeds on Page 10862

Wm D. MILNE, County Clerk

By Bernice A. Helich

\$12.00