

TK

79090

DEED CREATING ESTATE BY THE ENTIRETY

Vol. 780 Page 350

KNOW ALL MEN BY THESE PRESENTS, That THOMAS A. AYRES  
(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 MARY E. AYRES, (herein called the grantee),  
an undivided one-half of the following described real property situate in Klamath County, Oregon, to-wit:

Real property as described on Exhibit A attached hereto.

(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 true and actual consideration paid for this transfer, stated in terms of dollars, is \$ None  
~~However, the above consideration consists of or includes other property or value given or promised which is~~  
~~the whole consideration (indicate which) of the sentence between the symbols @ if not applicable, should be deleted. See ORS 93.930~~  
WITNESS grantor's hand this day of January, 1980.

STATE OF OREGON, County of Klamath, ss.  
Personally appeared the above named THOMAS A. AYRES January 19, 1980,  
who is known to me to be the spouse of the grantee in the above deed and acknowledged the foregoing instrument  
to be his voluntary act and deed.

(OFFICIAL SEAL)

Before me:

Notary Public for Oregon—My commission expires: 1/1/83

THOMAS A. AYRES,

GRANTOR'S NAME AND ADDRESS

MARY E. AYRES,

GRANTEE'S NAME AND ADDRESS

After recording return to:

(Same as below)  
777

NAME, ADDRESS, ZIP

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

THOMAS A. AYRES and MARY E. AYRES  
4770 Climax  
Klamath Falls, Oregon 97601  
NAME, ADDRESS, ZIP

STATE OF OREGON,

County of } ss.

I certify that the within instru-  
ment was received for record on the  
day of January, 1980,  
at 11 o'clock P.M., and recorded  
in book 780 on page 350 or as  
file/reel number 780-350  
Record of Deeds of said county.  
Witness my hand and seal of  
County affixed.

By \_\_\_\_\_ Recording Officer  
Deputy

A tract of land situated in the SW $\frac{1}{4}$ NW $\frac{1}{4}$ , Section 18, Township 39 S., R. 10 E.W.M., more particularly described as follows: Beginning at a 5/8 inch iron pin on the East right of way line of State Highway No. 39 (Klamath Falls-Merrill Highway), said point being located South a distance of 1326.66 feet and East a distance of 29.61 feet from the bolt purportedly marking the Southwest corner of Section 7, Township 39 S., R. 10 E.W.M., as set and shown by record of Survey No. 1018 filed in the office of the Klamath County Surveyor, said beginning point also being North a distance of 3989.91 feet and East a distance of 9.80 feet from the iron pin marking the Southwest corner of Section 18, Township 39 S., R. 10 E.W.M.; thence N. 89°47'40" E. along the westerly extension of an old existing fence line and along said fence line 1001.20 feet; thence South 293.25 feet; thence N. 70°49'32" E. 102.63 feet to a point on the arc of a 50-foot radius curve; thence southeasterly along the arc of said curve (central angle = 102°21'44") 90.25 feet; thence S. 31°36'12" E. 104.55 feet; thence S. 65°48'00" W. 10.00 feet; thence S. 24°12'00" E. 180.00 feet; thence S. 65°48'00" W. 91.43 feet to the beginning of a curve; thence along the arc of said curve to the left (central angle = 42°41'30" and radius = 135.77 feet) 101.16 feet; thence S. 23°06'30" W. 74.72 feet; thence along the arc of a curve to the right (central angle = 113°45'00" and radius = 100 feet) 198.53 feet; thence N. 43°08'30" W. 185.00 feet to the true point of beginning of this description; thence N. 46°51'30" E. 118.75 feet; thence N. 43°08'30" W. 49.88 feet; thence on the arc of a curve to the left (central angle = 16°33'45" and radius = 220 feet) 63.60 feet; thence S. 30°17'45" W. 114.36 feet; thence S. 43°08'30" E. 80.00 feet to the true point of beginning of this description. TOGETHER WITH a perpetual and non-exclusive easement for access to and egress from the above-described property along and upon the following-described strip of land: A strip of land 60 feet in width, being measured 30 feet each side of at right angles to the following-described centerline: Beginning at a point N. 46°51'30" E. 148.75 feet from the true point of beginning of the above-described tract of land; thence N. 43°08'30" W. 49.88 feet; thence along the arc of a curve to the left (central angle = 47°03'50" and radius = 250 feet) 205.35 feet; thence S. 89°47'40" W. 132.37 feet; thence S. 00°16'00" E. 438.38 feet; thence West 574.51 feet, more or less, to the easterly right of way line of State Highway No. 39 (Klamath Falls-Merrill Highway).

A tract of land situated in the SW $\frac{1}{4}$ NW $\frac{1}{4}$ , Section 18, Township 39 S., R. 10 E.W.M., more particularly described as follows: Beginning at a 5/8 inch iron pin on the East right of way line of State Highway No. 39 (Klamath Falls-Merrill Highway), said point being located South a distance of 1326.66 feet and East a distance of 29.61 feet from the bolt purportedly marking the Southwest corner of Section 7, Township 39 S., R. 10 E.W.M., as set and shown by record of

Survey No. 1018 filed in the office of the Klamath County Surveyor, said beginning point also being North a distance of 3989.91 feet and East a distance of 9.80 feet from the iron pin marking the Southwest corner of Section 18, Township 39 S., R. 10 E.W.M.; thence N.  $89^{\circ}47'40''$  E. along the westerly extension of an old existing fence line and along said fence line 1001.20 feet; thence South 293.25 feet; thence N.  $70^{\circ}49'32''$  E. 102.63 feet to a point on the arc of a 50-foot radius curve; thence southeasterly along the arc of said curve (central angle =  $102^{\circ}21'44''$ ) 90.25 feet; thence S.  $31^{\circ}36'12''$  E. 104.55 feet; thence S.  $65^{\circ}48'00''$  W. 10.00 feet; thence S.  $24^{\circ}12'00''$  E. 180.00 feet; thence S.  $65^{\circ}48'00''$  W. 91.43 feet to the beginning of a curve; thence along the arc of said curve to the left (central angle =  $42^{\circ}41'30''$  and radius = 135.77 feet) 101.16 feet; thence S.  $23^{\circ}06'30''$  W. 74.72 feet; thence along the arc of a curve to the right (central angle =  $113^{\circ}45'00''$  and radius = 100 feet) 193.53 feet; thence N.  $43^{\circ}08'30''$  W. 265.00 feet to the true point of beginning of this description; thence continuing N.  $43^{\circ}08'30''$  W. 74.64 feet; thence N.  $65^{\circ}09'30''$  W. 116.01 feet; thence N.  $00^{\circ}16'00''$  W. 25.21 feet; thence N.  $89^{\circ}47'40''$  E. 102.35 feet; thence along the arc of a curve to the right (central angle =  $30^{\circ}30'05''$  and radius = 220.00 feet) 117.12 feet; thence S.  $30^{\circ}17'45''$  W. 114.36 feet to the true point of beginning of this description, containing 0.32 acre, more or less. TOGETHER WITH a perpetual and non-exclusive easement for access to and egress from the above-described property along and upon the following-described strip of land: A 60-foot strip of land situated in the  $N\frac{1}{2}$ , Section 18, Township 39 S., R. 10 E.W.M., being 30 feet on either side of, measured at right angles from, the following-described centerline: Beginning at a point on the easterly right of way line of State Highway 39, said point being S.  $00^{\circ}01'10''$  W. 2162.47 feet and S.  $89^{\circ}51'42''$  E. 25.31 feet from the Northwest corner of said Section 18; thence S.  $89^{\circ}51'42''$  E. 599.83 feet; thence N.  $00^{\circ}02'42''$  W. 439.32 feet.

GRANTORS, for themselves, their personal representatives, successors and assigns, reserve the following rights of way and easements across and upon the above-described real property, to-wit: 60 feet lying 30 feet on either side of the following-described centerline: Beginning at a point on the easterly right of way line of State Highway 39, said point being S.  $00^{\circ}01'10''$  W. 2162.47 feet and S.  $89^{\circ}51'42''$  E. 25.31 feet of the Northwest corner of Section 18, Township 39 S., R. 10 E.W.M.; thence continuing S.  $89^{\circ}51'42''$  E. 599.83 feet; thence N.  $00^{\circ}02'42''$  W. 439.32 feet to the true point of beginning; thence S.  $89^{\circ}59'04''$  E. 132.38 feet; thence on the arc of a curve to the right (radius = 250.00 feet, central angle =  $47^{\circ}03'50''$ ) 205.35 feet; thence S.  $42^{\circ}55'14''$  E. 81.00 feet; thence on the arc of a curve to the left (radius = 175.06 feet, central angle =  $71^{\circ}03'30''$ ) 217.11 feet; thence N.  $66^{\circ}01'16''$  E. 144.49 feet; thence on the arc of a curve to the left (radius = 370.00 feet, central angle =  $69^{\circ}18'42''$ ) 447.60 feet; thence N.  $03^{\circ}17'26''$  W. 157.53 feet to the North line of the  $SE\frac{1}{4}NW\frac{1}{4}$ , said Section 18.

A strip of land situated in the SW $\frac{1}{4}$ NW $\frac{1}{4}$ , Section 18, Township 39 S., R. 10 E.W.M., said strip being 50 feet in width, measured 25 feet each side of and at right angles to the following-described centerline: Beginning at a 5/8 inch iron pin on the East right of way line of State Highway No. 39 (Klamath Falls-Merrill Highway), said point located South a distance of 1326.66 feet and East a distance of 29.61 feet from the bolt purportedly marking the Southwest corner of Section 7, Township 39 S., R. 10 E.W.M., as set and shown by record of Survey No. 1018 filed in the office of the Klamath County Surveyor, said beginning point also being North a distance of 3989.91 feet and East a distance of 9.80 feet from the iron pin marking the Southwest corner of Section 18, Township 39 S., R. 10 E.W.M.; thence N. 89°47'40" E. along the westerly extension of an old existing fence line and along said fence line a distance of 1001.20 feet; thence South a distance of 293.25 feet to a one-half inch iron pin; thence N. 70°49'32" E. a distance of 152.63 feet to the true point of beginning; thence N. 00°12'20" W. a distance of 98.62 feet; thence S. 89°47'40" W. a distance of 479.81 feet; thence on the arc of a curve to the left (central angle is 90°03'40") (radius is 94.91 feet) a distance of 149.19 feet; thence S. 00°16'00" E. a distance of 194.56 feet.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of                     

this 8th day of January A. D. 1980 at 11:35 o'clock A.M., and  
 duly recorded in Vol. M80, of Deeds on Page 350

Wm D. MILNE, County Clerk

By Bernetha Helrich

Fee \$14.00