

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT VANCE SHEPARD and JANE C. SHEPARD, husband and

wife,
 hereinafter known as grantors, for and in consideration of
 the sum of - - - Ten and 00/100 - - - Dollars,
 to them paid, have bargained and sold and by these presents do grant, bargain,
 sell and convey unto PATRICK SULLIVAN and JUNE E. SULLIVAN,
 husband and wife, the following described premises, situated in Klamath County, Oregon,

to-wit: A parcel of land situate in the N $\frac{1}{2}$ of SW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 11, Twp. 39 S., R. 9 E. W. M., particularly described as follows: Beginning at a point marked by an iron pin driven in the ground in the center of a 60 foot roadway, from which the section corner common to Sections 2, 3, 10 and 11, Twp. 39 S., R. 9 E. W. M. bears S. 89°44 $\frac{1}{2}$ ' W. along the center line of said roadway, a distance of 1149.4 feet to a point in the West boundary of said Section 11, and N. 0°13 $\frac{1}{2}$ ' W. along the section line 1662.5 feet, running thence N. 89°44 $\frac{1}{2}$ ' E. along the center line of the above mentioned roadway, a distance of 67.5 feet; thence N. 0°7' W. 331.6 feet, more or less, to a point in the Northerly boundary of said N $\frac{1}{2}$ of SW $\frac{1}{4}$ of NW $\frac{1}{4}$ of said Section 11; thence S. 89°47' W. along said boundary line 67.5 feet; thence S. 0°7' E. 331.65 feet, more or less, to the point of beginning.

SUBJECT: Taxes for fiscal year, 1964-65, which are now a lien but are not yet payable; contract and/or lien for irrigation and/or drainage; easements and rights of way of record and those apparent on the land, if any; rules, regulations, liens and assessments of South Suburban Sanitary District; reservations, including the terms and provisions thereof, contained in deed recorded April 12, 1940 in Vol. 128 at page 354, Deed Records of Klamath County, Oregon; easement, including the terms and provisions thereof, recorded in Deed Book 128, page 499, Deed Records of Klamath County, Oregon; rights of the public in and to that portion lying within streets and roads.

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 2d day of October 1964.

STATE OF OREGON, }
 County of Klamath } ss.

Vance Shepard (SEAL)
Jane C. Shepard (SEAL)
 (SEAL)
 (SEAL)

BE IT REMEMBERED, That on this 2d day of October A. D. 1964, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Vance Shepard and Jane C. Shepard, husband and 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.

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

E. Kellner
 Notary Public for Oregon

My Commission Expires 5-19-65

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of _____
 this 3rd day of March A. D. 1980 at 4:55 o'clock P. M., and
 duly recorded in Vol. M80, of Deeds on Page 4038

Wm D. MILNE, County Clerk
Bernetha Adelsch

Fee \$3.50

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 540 Main