

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

THIS INDENTURE WITNESSETH, That FRANK E. WILLIAMS and DALICE E. WILLIAMS, husband and wife, hereinafter known as grantors, for the consideration herein-after stated, have bargained and sold, and by these presents do grant, bargain, sell, and convey unto EDWARD B. SAUNDERS and MABEL A. SAUNDERS, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

Parcel 1: A tract of land in Government Lot 1 of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows: Commencing at the northwest corner of said Section 5; thence East 1908.8 feet, along the north line of said section, to an intersection with the center line of the Riverside Spur Tract of the Great Northern Railway Company; thence South 21 deg. 35' East, along said center line 657.83 feet; thence South 68 deg. 25' West 22.5 feet to the northeast corner of a tract of land conveyed to the Natural Gas corporation of Oregon by Deed Recorded October 27, 1930, in Deed book 93, page 171; thence South 68 deg. 25' West 68.19 feet; thence North 14 deg. 00' West 103 feet to the true point of beginning of the tract to be herein described; thence South 87 deg. 00' West, along the Southerly boundary of a tract formerly owned by said Railway Company, 231.0 feet to a point on the Easterly boundary of the right of way of the Klamath Falls-Ashland Highway; thence North 23 deg. 50' West along the said highway right of way line, 105.8 feet to the center line of a certain roadway easement 24 feet in width as reserved in a deed recorded August 17, 1955, in Deed Book 276, page 484; thence North 81 deg. 40' East, along said center line, 113.5 feet; thence Southeast-an angle of 67 deg. 24' for a distance of 210.6 feet; thence Southeast-erly on said center line and tangent to said curve to a point in the southerly boundary of said tract formerly owned by said Railway Company from which the true point of beginning herein bears South 87 deg. 00' West; thence South 87 deg. 00' West 28.6 feet to the true point of beginning; EXCEPT from the foregoing described tract that part lying northerly and Northeasterly of a line drawn parallel with and 12 feet southerly from (when measured at right angles to) the northerly and northeasterly line of said herein described tract.

Parcel 2: All that portion of Lot 1, Section 5, Township 39 South, Range 9 E., W.M., described as follows: Beginning at a point in the East line of the county road leading from Klamath Falls to Keno, which point is South 7 deg. 3' East 92.2 feet; South 14 deg. 30' East 312.55 feet, South 23 deg. 50' East 179.6 feet along the East line of said county road from the intersection thereof with the North line of said Lot 1, Section 5; thence from said point of beginning North 87 deg. East 231.0 feet along the Southerly boundary of the C. R. DeLap Tract; thence South 14 deg. East 103.0 feet; thence South 62 deg. 23' West 77.0 feet; thence South 83 deg. 52' West 101.8 feet, more or less, to the East line of the State Highway; thence along said East line of the State Highway North 32 deg. 25' West 160.0 feet to the point of beginning, containing in all .60 of an acre of land, more or less, located in Klamath County, Oregon.

Parcel 3: An irregular tract of land situated in Lot 1, Section 5, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Beginning at a point of intersection of the North line of Lot 1, Section 5, and the east line of the County Road leading from Klamath Falls to Keno; thence South 7 deg. 3' East, 92.2 feet; thence South 14 deg. 30' East, 312.55 feet; thence South 23 deg. 50' East, 179.6 feet; thence North 87 deg. 00' East, 231.0 feet along the southerly boundary of the C. R. DeLap tract to the true point of beginning for this description; thence continuing North 87 deg. 00' East, 15.41 feet to a point on the west line of a 24-foot road right of way; thence South 30 deg. 56' East along said west line of said road right of way, 98.62 feet; thence South 68 deg. 25' West, 43.87 feet; thence North 14 deg. 00' West, 103.00 feet to the true point of beginning.

17747

SUBJECT TO: Right of Way as shown in instrument recorded December 6, 1920, in Vol. 54 of Deeds, page 432, records of Klamath County, Oregon; Reservations and restrictions as shown in instrument recorded August 17, 1955, in Vol. 276 at page 484, Deed Records of Klamath County, Oregon; Reservations and restriction contained in instrument recorded November 17, 1970, in Vol. M70, page 10226, Microfilm records of Klamath County, Oregon; easements and rights of way of record and those apparent on the land, if any; and taxes for the current fiscal year, 1972-73, which are a lien but not yet payable.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$54,000.00.

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 as above set out, and that they will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, grantors have hereunto set their hands and seals this 6th day of July, 1972.

Frank E. Williams (SEAL)
Frank E. Williams

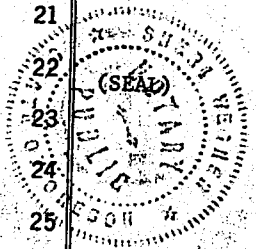
Dalice E. Williams (SEAL)
Dalice E. Williams

STATE OF OREGON)
County of Klamath) ss.

July 19th, 1972

Personally appeared the above-named FRANK E. WILLIAMS and DALICE E. WILLIAMS, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed. BEFORE ME:

Shirley Dyer
Notary Public for Oregon
My commission expires: 8-5-75



After recording, sent to
Calvin A. Bridgstock
2355 Marina Drive
Klamath Falls, Or, 97603

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the _____ 1st day
of November A.D. 19 85 at 10:24 o'clock A.M., and duly recorded in Vol. M85
of _____ Deeds on Page 17746

FEE \$9.00

Evelyn Biehn County Clerk
By Tom Smith