

63726

DEED CREATING ESTATE BY ENTIRETY

Vol. 148 Page 12459

WILLIAM DAVIS MEEKER, grants, bargains and sells unto JOANNE W. MEEKER, an undivided one-half interest in and to all of the following described real property situated in Klamath County, Oregon, to wit:

A one-half undivided interest in and to all of that certain real property more particularly described on Exhibit "A" attached hereto and by this reference made a part hereof.

And does hereby reserve a like undivided one-half interest in and to said real property thereby creating an estate in the entirety in the said WILLIAM DAVIS MEEKER and JOANNE W. MEEKER, husband and wife.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

There was no monetary consideration given for this conveyance.

Until a change is requested, all tax statements should be sent to the following address:

William Davis Meeker  
6663 McLaughlin Drive  
Central Point, OR 97502

DATED this 15 day of July, 1986.

*William Davis Meeker*  
William Davis Meeker

STATE OF OREGON )  
                          ) ss:  
County of Jackson)

On this 15 day of July, 1986, personally appeared the above named William Davis Meeker and acknowledged the foregoing instrument to be his voluntary act.

*Notary Public*  
NOTARY PUBLIC FOR OREGON  
My Commission Expires: 7/2/88

Deed Creating Estate By Entirety

EXHIBIT "A"

DESCRIPTION OF PROPERTY

12460

All the following described real property situate in Klamath County, Oregon:

Parcel One: Lots 2, 3, 4, 5, 6, 11 and 12 of Section 7, Township 40 South Range 9 East of the Willamette Meridian, less that portion conveyed to the State of Oregon, by and through its State Highway Commission, by deed recorded in Book 207 at page 445 of Klamath County, Oregon Deed Records, and less that portion conveyed to C. A. Dunn and Anita M. Dunn by deed recorded in Book 215 at page 181 of Klamath County, Oregon Deed Records.

ALSO SAVING AND EXCEPTING, that portion conveyed to Donald T. Berger and Arlene M. Berger by Deed recorded in M-74 on page 14654, records of Klamath County, Oregon, and more particularly described as follows: Commencing at the East one-quarter corner of Section 7, Township 40 South, Range 9 East of the Willamette Meridian; thence North, 1784.31 feet; thence West 1266.11 feet to a point on the West boundary of Lower Lake Road for the true point of beginning; thence South 89°00'50" West, 1060 feet, more or less, to the center line of the North Canal; thence Northwesterly along the centerline of the North Canal to the East boundary of the Northwest one-quarter of the Northwest one-quarter of said Section 7; thence North, along said East boundary to a point 30.00 feet South of the North boundary of said Section 7, said point also being the South boundary of State Highway No. 42; commonly known as Cross Road; thence Easterly, along said road boundary to the Westerly boundary of Lower Lake Road; thence South 22°57'11" East along the boundary of Lower Lake Road to the point of beginning. EXCEPTING THEREFROM that part of the above described tract lying within Government Lots 7 and 10 of said Section 7.

Parcel 2: NE $\frac{1}{4}$ NE $\frac{1}{4}$  of Section 7, Township 40 South, Range 9 East of the Willamette Meridian, Excepting therefrom that portion conveyed to State of Oregon, by and through its State Highway Commission by deed recorded in Book 207 at page 445, of Deed Records of Klamath County, Oregon.

Parcel Three: NW $\frac{1}{4}$ , NE $\frac{1}{4}$ SW $\frac{1}{4}$ , and Lot 1 of Section 8, Township 40 South, Range 9 East of the Willamette Meridian.

Saving and Excepting that portion deeded to Lawrence F. Gray in Deed Volume 360 on page 309, records of Klamath County, Oregon, and more particularly described as follows: All that portion of NE $\frac{1}{4}$ SW $\frac{1}{4}$ , Lot 1 and the SE $\frac{1}{4}$ NW $\frac{1}{4}$  of said Section 8 lying Southwest, southerly and southeasterly of the following described line, to-wit: Commencing at a point on the North line of said Lot 1, which point lies Westerly 495 feet from the Northeasterly corner of said Lot 1 and running thence Southeasterly to a point which is Westerly 165 feet from a point on the East line of said Lot, which last point is 580 feet South of said NE corner of said Lot 1; thence Easterly a distance of 430 feet to a point which is 265 feet Easterly of said point 580 feet South of the NE corner of said Lot 1; and thence Northeasterly in a straight line to a point on the East line of SE $\frac{1}{4}$ NW $\frac{1}{4}$  of said Sec. 8, which point is 840 feet North of the Southeast corner of said SE $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 8.

Reserving from the above described premises unto the Grantor **12461**  
herein a non-exclusive easement for road right of way purposes  
25' wide along the east line of the Northwest quarter of Section 8,  
Township 40 South, Range 9 East of the Willamette Meridian for  
purposes of ingress and egress. This easement is appurtenant  
to and shall run with all other lands now recorded in the name  
of Meeker Farms, Inc. Sections 5, 6, 7, 8 and 9 said Township  
and Range, in Klamath County, Oregon.

EXCEPTING FROM said parcels 1, 2 and 3 the following described  
premises:

A parcel of land situate in Section 7, T.40 S., R.9E., W.M.,  
being more particularly described as follows:

Beginning at a point on the westerly right-of-way line of  
the Lower Klamath Lake Road, from which point the East 1/4 corner  
of Section 7, T.40 S., R.9E., W.M. bears N 22°57'11" W 23.4 feet,  
East 1266.11 feet and South 1784.31 feet distant; thence N 67°02'49" E  
30.00' to a point on the centerline of said Lower Klamath Lake  
Road; thence along said centerline S 22°57'11" E 1588.75 feet  
to a point; thence along a 2664.0 foot radius curve to the left,  
the long chord of which bears S 25°10'55" E 207.24 feet, 207.28  
feet to a point; thence, leaving said centerline, S 62°35'20" W  
30.00 feet to a point on the westerly right-of-way line of said  
Lower Klamath Lake Road; thence S 60°42'40" W 64.25 feet to a  
5/8" iron pin reference monument; thence S 60°42'40" W 34 feet,  
more or less, to a point on the centerline of the North Canal  
of the Klamath Drainage District, as the same is presently located  
and constructed; thence northwesterly along the North Canal centerline  
2378 feet, more or less, to a point on line with an existing  
fence to the east; thence along said fence line N 86°58'15" E  
1025.8 feet, more or less, to the point of beginning.

ALSO EXCEPTING from said parcels 1, 2 and 3 those premises  
conveyed according to the Boundary Line Agreement and Conveyance  
between Donald T. Berger and Arlene M. Berger, Grantees, and  
the Joe Meeker Testamentary Trust, dated September 10, 1982,  
more particularly described as follows:

Beginning at a point on the westerly right-of-way line of  
the Lower Klamath Lake Road, from which point the East 1/4 corner  
of Section 7, T.40 S., R. 9 E., W.M. bears East 1266.11 feet  
and South 1784.31 feet distant; thence N 67°02'49" E 30.00 feet  
to a point on the centerline of said Lower Klamath Lake Road;  
thence along said centerline S 22°57'11" E 33.4 feet to a point;  
thence S 67°02'49" W 30.0 feet, to a point on the westerly right-  
of-way line of said road; thence S 86°58'15" W along an existing  
fence line and the extension thereof 1025.8 feet, more or less,  
to a point on the centerline of the North Canal of the Klamath  
Drainage District as the same is presently located and constructed;  
thence northwesterly along said canal centerline 82.5 feet, more  
or less, to a point; thence N 89°00'50" E 26 feet, more or less,  
to a 5/8" iron pin reference monument; thence N 89°00'50" E 1033.95  
feet, more or less, to the point of beginning.

*Ret. Biophy, Wilson & Dukaine, Attys*  
*Box 128, Medford, Or*  
*97501*

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_ the 16th day  
of July A.D., 19 86 at 12:44 o'clock P.M., and duly recorded in Vol. M86  
of Deeds on Page 12459.

FEE \$13.00

Evelyn Biehn, County Clerk  
By Wm Smith