

OA

65577

DEED CREATING ESTATE BY THE ENTIRETY

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KNOW ALL MEN BY THESE PRESENTS, That THEODORE N. EMARD

(hereinafter called the grantor), the spouse of the grantee hereinafter named, for the consideration hereinafter stated, has bargained and sold and by these presents does grant, bargain, sell and convey unto DOROTHY L. EMARD (herein called the grantee), an undivided one-half of the following described real property situate in Klamath County, Oregon, to-wit: A tract of land situated in the W $\frac{1}{2}$  of NW $\frac{1}{4}$ , Section 28, Township 34 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the intersection of the West line of said Section 28 and the Southerly right of way line of the Sprague River Highway; thence South along said West line 280 feet; thence East parallel to the North line of said section to the centerline of the Sprague River; thence Northeasterly along said centerline to the Southerly right of way line of the Sprague River Highway; thence Northwesterly along said Southerly line, 400 feet, more or less, to the point of beginning.

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.

(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 purpose 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 \$ love & affection

① However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). ② (The sentence between the symbols ①, if not applicable, should be deleted. See ORS 93.030.)

WITNESS grantor's hand this 29th day of August, 1986.



*Theodore N. Emard*  
THEODORE N. EMARD

STATE OF OREGON, County of Klamath

) ss.

August 29, 1986

Personally appeared the above named THEODORE N. EMARD

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:

*Kristi L. Redd*  
Notary Public for Oregon—My commission expires: 11/16/87

Theodore N. Emard

321 N. 5th  
Klamath Falls, OR 97601  
GRANTOR'S NAME AND ADDRESS

Theodore N. Emard &amp; Dorothy L. Emard

321 N. 5th  
Klamath Falls, OR 97601  
GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

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

SAME AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

) ss.

I certify that the within instrument was received for record on the 4th day of September, 1986, at 2:26 o'clock P.M., and recorded in book/reel/volume No. 1386 on page 15962 or as fee/title/instrument/microfilm/reception No. 65577, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk...  
NAME TITLE

Fec: \$5.00

By *Ann Smith* Deputy