

87589

MTC #2254

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WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT DENNIS MICHAEL ACHTEN and ANNE S. ACHTEN,

husband and wife, hereinafter known as grantor s, for the consideration hereinafter stated have bargained and sold, and by these presents do grant, bargain, sell and convey unto

KENNETH R. KELLEY and MARY K. KELLEY,

husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

A portion of the W $\frac{1}{2}$ SW $\frac{1}{4}$ Section 33, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:Beginning at the Northeast corner of the W $\frac{1}{2}$ W $\frac{1}{2}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 33, Township 40 South, Range 8 East of the Willamette Meridian; thence South 00°33'03" West 888.42 feet to the true point of beginning of this description; thence continuing South 00°33'03" West 884.90 feet to a point; thence East 987.72 feet to a point on the East line of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 33 which point is 924.56 feet North of the Southeast corner of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 33; thence North 00°18'17" East 882.67 feet to a point; thence North 89°44'04" West 983.91 feet to the point of beginning.RESERVING UNTO grantors a 20-ft. easement for ingress and egress over the existing road across the Northwest corner of the subject property, the centerline is more particularly described as follows: Beginning at the Northeast corner of the W $\frac{1}{2}$ W $\frac{1}{2}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 33, Twp. 40 S., R. 8, E.W.M.; thence South 00°33'03" West 888.42 feet to a point to be herein called Point A; thence continuing South 00°33'03" West 80 feet to the true point of beginning; thence Northerly to a point 80 feet East of Point A.

Subject to: 1979-80 real property taxes which are now a lien but not yet payable; Rights of the public in and to any portion of the above-described property lying within the limits of roads or highways; Reservations, restrictions, easements and rights of way of record and those apparent on the land, if any.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 28,500.00
~~However, the actual consideration includes other property which is part of the consideration.~~
(Strike out the above when not applicable)

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantees as an estate by the entirety. And the said grantor s do hereby covenant, to and with the said grantees, and their assigns, that they are the owner s 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 12th day of July, 1979

Anne S. Achten (SEAL)

Dennis M. Achten (SEAL)

STATE OF OREGON, County of Klamath) ss. July 19, 1979
Personally appeared the above named DENNIS MICHAEL ACHTEN and ANNE S. ACHTEN, husband

and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Susan C. Radtke
Notary Public for Oregon.
My commission expires 11/2/82

After recording return to:

Kenneth R. & Mary K. Kelley
1830 Melrose
Klamath Falls, OR 97601

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

Harold Radtke
C/O Geo. Hammond
404 Pine Grove Road
Klamath Falls, OR 97603From the Office of
WILLIAM L. SISEMORE
First Federal Bldg.
540 Main Street
Klamath Falls, Oregon 97601STATE OF OREGON,
County of Klamath } ss.

I certify that the within instrument was received for record on the 24th day of May 1988, at 3:35 o'clock P. M., and recorded in book M88 on page 8057 Record of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

County Clerk—Recorder

By Bernetta J. Lebach Deputy

Fee \$10.00

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