

WARRANTY DEED TO CREATE ESTATE BY ENTIRETY

THIS INDENTURE WITNESSETH, THAT CLARA JANE HOWARD, hereinafter known as grantor, for the consideration hereinafter stated, has bargained and sold, and by these presents does grant, bargain, sell, and convey unto FRANK BORGES and HAZEL BORGES, husband and wife, grantees, the following-described premises situated in Klamath County, Oregon, to-wit:

TOWNSHIP 39 SOUTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN:

SECTION 27: That portion of the W $\frac{1}{2}$  of E $\frac{1}{2}$  (which includes Lots 3 and 5) lying South of that portion conveyed to Weyerhaeuser Timber Co. by Deed recorded May 5, 1928, Deed Volume 80, page 275, and Government Lot 4.

SECTION 34: Government Lots 1, 2, 3, 4, 5, 6, 7, 8, and 12.

SECTION 35: Government Lot 1.

SECTION 27: Beginning at a point on the center section line of Section 27, Township 39 South, Range 8 East of the Willamette Meridian, which point is common with the center section line and the Southeasterly right of way boundary of the Klamath Falls-Ashland highway (Oregon 66) and bears South a distance of 494.0 feet, more or less, from the quarter section corner common to Sections 22 and 27, Township, Range, and Meridian aforesaid; thence continuing South along same center section line a distance of 2661.0 feet, more or less, to the Northerly right of way boundary of the Weyerhaeuser Timber Company Road (Volume 80, page 275, Deed Records of Klamath County, Oregon); thence North 55 deg. 21' East along same, a distance of 36.47 feet; thence North parallel with the aforesaid center section line a distance of 2667.2 feet, more or less, to the Southeasterly right of way boundary of aforesaid Klamath Falls-Ashland Highway; thence South 48 deg. 08' West along same, a distance of 40.28 feet more or less, to the point of beginning, being a 30-foot strip of land for private road purposes.

SUBJECT TO: Taxes for the current fiscal year, 1971-72, which are a lien but not yet payable; Acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder; All contracts, water rights, proceedings, taxes, and assessments relating to irrigation, drainage and/or reclamation of said lands; and all rights of way for roads, ditches, canals, and conduits, if any of the above there may be; Rights of governmental bodies, if any, in and to that portion of the above-described premises lying below high water mark of Klamath River; Rights of public in and to any portion of the above-described property lying within the limits of roads and highways; Waiver of Riparian Rights, and damages, contained in instrument recorded September 16, 1905, in Volume 18 at page 365, Deed Records of Klamath County, Oregon; Right of Way contained in instrument recorded September 28, 1927, in Volume 76 at page 506, Deed Records of Klamath County, Oregon; Right of Way contained in instrument recorded June 13, 1928, in Volume 80 at page 478, Deed Records of Klamath County, Oregon; Easement contained in instrument recorded February 27, 1959, in Deed Volume 310, page 156, Deed Records of Klamath County, Oregon; Reservations contained in Deed recorded February 11, 1963, in Deed Book 343, page 166, Deed Records of Klamath County, Oregon.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$60,740.00

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantees as an estate by the entirety. And the said grantor does hereby covenant, to and with the said grantees, and their assigns, that she is the owner in fee simple of said premises; that they are free from all incumbrances, except as above set out, and that she will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, grantor has hereunto set her hand and seal this 1st day of July, 1971.

*Clara Jane Howard* (SEAL)

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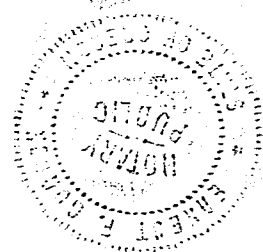
1 STATE OF OREGON ) ss.  
 2 County of Klamath )

July 2, 1971

3 Personally appeared the above-named CLARA JANE HOWARD and acknowledged the  
 4 foregoing instrument to be her voluntary act and deed. BEFORE ME:

5 Ernest F. Gordon  
 6 Notary Public for Oregon  
 7 My commission expires: 5-15-72

8 SEAL:



10 STATE OF OREGON: COUNTY OF KLAMATH: ss.

11 Filed for record at request of Frank W. Borges the 17th day  
 12 of Jan. A.D., 1989 at 2:28 o'clock P.M., and duly recorded in Vol. M89,  
 of Deeds on Page 970.

Evelyn Biehn County Clerk

By Pauline Mullendorfer

FEE \$13.00

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 20 Return: Frank W. Borges  
 21 P.O. Box 25  
 22 Keno, Or. 97627  
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