

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT THURMAN L. TURNER and ALICE A. TURNER, husband and wife, hereinafter known as grantors, for the consideration hereinafter stated have bargained and sold, and by these presents do grant, bargain, sell and convey unto JAMES A. McRAE and CAROLYN McRAE,

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

IN TOWNSHIP 35 SOUTH, RANGE 12 EAST OF THE WILLAMETTE MERIDIAN:

Section 23: The E $\frac{1}{2}$ SW $\frac{1}{4}$ and the W $\frac{1}{2}$ SE $\frac{1}{4}$

Section 26: The NE $\frac{1}{4}$ NW $\frac{1}{4}$

Subject to: Rights of the public in and to any portion of said premises lying within the limits of roads and highways; Terms and provisions as set forth in Land Status Report, recorded December 22, 1958, in Deed Volume 308 at page 56, Records of Klamath County, Oregon; Any existing easements visible on the ground for roads, pipelines or utilities to which the property might be subject under provisions of Land Status Report recorded in Deed Volume 305 at page 629, Records of Klamath County, Oregon (Sec. 26); Reservations, including the terms and provisions thereof, as set forth in deed recorded Feb. 28, 1968, in M-68 at page 1703, reserving any and all roads, trails, telephone lines etc. to the United States of America; Easements and rights of way of record or apparent on the land.

NOTE: The above property has been granted special assessments for farm use, and when same is terminated it will be subject to additional ad valorem tax.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 65,000.00
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 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 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 21st day of January, 1974

(SEAL) Thurman L. Turner (SEAL)

(SEAL) Alice A. Turner (SEAL)

STATE OF OREGON, County of Klamath) ss. January 24th, 1974
Personally appeared the above named Thurman L. Turner and Alice A. Turner, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Helen D. Gorchew
Notary Public for Oregon.
My commission expires 11/25/76

After recording return to:
James A. McRae
Box E
Beatty, OR. 97621

From the Office of
GANONG, SISEMORE & COMPANY
538 Main Street
Klamath Falls, Oregon 97601

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

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Aspen Title Co.

on this 27th day of July A.D., 19 89
at 11:10 o'clock AM. and duly recorded
in Vol. M89 of Deeds Page 13698

Evelyn Biehn

County Clerk

By Pauline Mullendore

Deputy.

Fee, \$8.00

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