

11970

MTC # 21803-L

WARRANTY DEED TO CREATE ESTATE IN THE ENTIRETY

This Indenture Witnesseth, THAT Edna M. Peterson,

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hereinafter known as grantor, for the consideration hereinafter stated  
has bargained and sold, and by these presents does grant, bargain, sell and convey unto  
Sherman E. Holt and Marjorie C. Holt,  
husband and wife, grantees; the following described premises, situated in Klamath County, Oregon, to-wit:

A tract of land situated in the NW $\frac{1}{4}$  of SW $\frac{1}{4}$  Section 20, Township 38 South, Range 9, E.W.M. Beginning at the intersection of the East line of the NW $\frac{1}{4}$  of SW $\frac{1}{4}$  and the North right of way line of the Southern Pacific Railroad Right of Way; thence North along said East line to the NE corner of the NW $\frac{1}{4}$  of SW $\frac{1}{4}$ ; thence West along the North line of said NW $\frac{1}{4}$  of SW $\frac{1}{4}$  to the centerline of the West Side By Pass as now located, thence Southerly along said centerline to the Northerly Right of Way line of aforementioned Railroad, thence South-easterly along said Northerly line to the point of beginning. EXCEPT therefrom any portion of the above property conveyed to Klamath County and the State of Oregon for highway purposes. FURTHER EXCEPTING the following tract:

All that portion of NW $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 20, Township 38 South, Range 9, E.W.M., described as follows: Beginning at the intersection of the North line of the Southern Pacific Railroad right of way and the West line of Biehn Street; thence Northerly 75 feet along the West line of Biehn Street to the place of beginning; thence 200 feet Westerly parallel to the Southern Pacific Railway; thence Northerly 200 feet parallel to tangent of Biehn Street; thence Easterly parallel to the Southern Pacific Railway right of way to Biehn Street; thence Southerly along the line of Biehn Street to the place of beginning.

SUBJECT TO: Taxes for fiscal year commencing July 1, 1971, which are now a lien but not yet payable; Limited access in deeds to State of Oregon by and through its State Highway Commission recorded June 18, 1957, in Deed Book 292 at page 373 and Deed Book 334 at page 481; Permanent Slope Easement as granted to the State of Oregon by instrument recorded October 27, 1958 in Deed Vol. 305 at page 369, Records of Klamath County, Oregon; Right of Way to The California Oregon Power Co. by instrument recorded Dec. 11, 1958, in Deed Volume 307 at page 435, Records of Klamath County, Oregon.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 25,000.00  
~~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 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 those above set forth, and that she will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, she has hereunto set  
this 3d day of August, 1971 her hand and seal

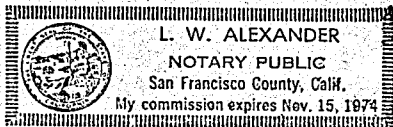
(SEAL)

Edna M. Peterson (SEAL)

(SEAL)

CALIFORNIA, City and (SEAL)  
STATE OF OREGON, County of San Francisco ) ss. August 19th, 1971  
Personally appeared the above named Edna M. Peterson

and acknowledged the foregoing instrument to be her voluntary act and deed.



Before me,

*L. W. Alexander*  
Notary Public for Oregon, California  
My commission expires 11-15-1974

After recording return to:

Bruce Froemke  
Rt. 5 Box 1033  
Klamath Falls, OR 97601

From the Office of  
GANONG, GANONG & GORDON  
First Federal Building  
Klamath Falls, Oregon 97601

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 2nd day of March 1970, at 3:58 o'clock P.M., and recorded in book M90 on page 4073. Record of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

By *Lauren Mulender* County Clerk-Recorder  
Deputy

Fee \$28.00

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