

14624

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WARRANTY DEED - TENANTS BY ENTIRETY

KNCW ALL MEN BY THESE PRESENTS, That William R. Emard hereinafter called the grantor, the spouse of the grantee hereinafter named, for consideration hereinafter stated, has bargained and sold and by these presents does grant, bargain, sell and convey unto Delanna Jean Emard (hereinafter 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 S1/2 SW1/4 of Section 11, Twp. 34 S., R. 7E W.M., Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin on the Northwest corner of the SW1/4 SW1/4 of said Section 11; Thence, North 89 degrees 31 1/2' East along the North line of the S1/2 SW1/4 of said Section 11 a distance of 1960.00 feet to an iron pin; Thence, South 1 degree 04 1/4' East parallel with the West line of said Section 11 a distance of 800.00 feet to an iron pin; Thence, South 89 degrees 31 1/2' West parallel with the North line of the pin on the West line of said Section 11; Thence, North 1 degree 04 1/4' West along the West line of said Section 11 a distance of 800.00 feet, more or less, to the point of beginning.

SAVE AND EXCEPTING the following described Tract:

Beginning at the Northeast corner of the above described tract; Thence South 1 degree 04 1/4' East along the East line of said above tract a distance of 378 feet; thence South 89 degrees 31 1/2' West a distance of 244 feet more or less, to the center line of the Creek; thence Northerly along said center line to the North line of the said above described tract; thence North 89 degrees 31 1/2' East along the North line of said tract a distance of 234 feet more or less to the point of beginning.

TOGETHER WITH the non-exclusive right to ingress and egress and public utility services over the Easement granted for the benefit of the property herein conveyed and the real property contiguous to it and beyond it by Deed of Easement recorded April 28, 1972, in Vol. m-72 at page 4568 of Klamath County, Oregon Deed Records.

SUBJECT TO: Rights of the public in and to any portion of said premises lying within the limits of roads and highways; and uncertainty as to the exact location of the center line of Larson Creek; a 60-foot roadway easement over N1/2 SW1/4 SW1/4 recorded April 28, 1972, in Book M-72 at page 4568 of Klamath County, Oregon Deed Records; a 15-foot non-public easement appurtenant along the West boundary line of the above-described Tract and a 15-foot non-public easement appurtenant along the North boundary line of the above described Tract; all existing land use and development laws, ordinances, regulations, restrictions, requirements, and orders; all existing laws regulations, restrictions, requirements, use and development laws, ordinances, regulations, restrictions, requirements, and orders; all easements, rights of way and restrictions of the improvements; Zoning laws, ordinances, regulations, restrictions, requirements, and orders; all easements, rights of way and restrictions of the improvements; all real property taxes; any matter Contract of Sale, dated November 12, 1968, between Ruth Rose Shadley Farris, who is also known as Ruth Rose Farris, and Bob L. Farris, wife and husband, as Sellers, and Ralph L. Pettit and Jean D. Pettit, husband and wife, as Buyers, the Buyers' interest in said Contract of Sale having heretofore been assigned to G. E. Rutledge and Phyllis Rutledge, husband and wife, by Assignment of Real Estate Contract, dated October 1, 1971, which said Contract of Sale the Purchaser assumes and agrees to pay and perform according to its terms and to hold the Vendor harmless therefrom.

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 and consideration.

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

MAY 9 AM 10 13

CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

WITNESS grantors hand this 17 day of APRIL, 1990

William R. Emard

CALIFORNIA

STATE OF ~~OREGON~~)

County of LOS ANGELES) ss APRIL 17, 1990

Personally appeared the above named WILLIAM R. EMARD and acknowledged the foregoing instrument to be HIS voluntary act and deed.

Before me:

Betty E Elmore



After recording return to:

Michael L. Brant
325 Main St
Klamath Falls, Or. 97601
Name, Address, Zip

STATE OF OREGON)

County of Klamath) ss.

I certify that the within instrument was received for record on the 9th day of May, 1990, at 10:13 o'clock A.M., and recorded in book/reel/volume No. M90 on page 8802 or as fee/file/instrument/microfilm/reception No. 14624, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Name Title

By: Pauline Muelenders Deputy

Fee \$33.00