

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

Vol. M95 Page 19049

This Indenture Witnesseth, THAT ROBERT DEHLINGER and STELLA DEHLINGER, 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 SAMUEL S. SHAW

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

The S $\frac{1}{2}$ SW $\frac{1}{4}$, SW $\frac{1}{2}$ SE $\frac{1}{4}$ lying East of Highway 97 and North and West of Del Fatti Road in Section 30, Township 39 South, Range 9 East of the Willamette Meridian.

EXCEPTING THEREFROM those portions described in Deed Volumes 298/348, 283/107, 311/518, 297/258, 346/191, 356/437 and M-71/6706.

AND ALSO EXCEPTING THEREFROM the SW $\frac{1}{2}$ SE $\frac{1}{4}$ and that portion of SE $\frac{1}{2}$ SW $\frac{1}{4}$ Section 30, Township 39 South, Range 9 E. W. M., more particularly described as follows:

Easterly, from a 3/4" iron pipe located at the intersection of the North boundary of the SE $\frac{1}{2}$ SW $\frac{1}{4}$ and the Southeasterly highway right of way, 607 feet along a fence line, generally accepted as the North boundary of the SE $\frac{1}{2}$ SW $\frac{1}{4}$, to a 3/4" iron pipe, to the point of beginning; thence South 1°54'40" West a distance of 455.3 feet to a 3/4" iron pipe reference monument; thence South 1°54'40" West a distance of 10.3 feet to the center of an irrigation ditch; thence South 89°41'10" West along the center line of said irrigation ditch as the same is presently located and constructed, 285 feet; thence due South to the center line of Del Fatti Road a distance of 855 feet, more or less; thence Easterly, along the center line of said road to the Southeast corner of the SE $\frac{1}{2}$ SW $\frac{1}{4}$; thence Northerly along the Easterly line of the SE $\frac{1}{2}$ SW $\frac{1}{4}$ to the Northerly boundary of said SE $\frac{1}{2}$ SW $\frac{1}{4}$; thence Westerly along the Northerly boundary of the SE $\frac{1}{2}$ SW $\frac{1}{4}$ a distance of 230 feet more or less to the point of beginning. EXCEPTING THEREFROM those portions deeded to the public for road purposes in Deed Book 297 at page 258.

SUBJECT TO: Taxes for fiscal year commencing July 1, 1972, which are now a lien but not yet payable; Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District; Reclamation Extension Act, including the terms and provisions thereof, accepted by Alexander A. Davis, recorded in Book 43 at page 409, Deed Records; Rights of the public in and to any portion of said premises lying within the limits of roads and highways; 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 \$ 16,000.00

~~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 28th day of August, 1972.

(SEAL)

(SEAL)

STATE OF OREGON, County of Klamath) ss. August 31st, 1972.

Personally appeared the above named Robert Dehlinger and Stella Dehlinger, husband and wife,

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

Before me:

Thelen D. Goehner
Notary Public for Oregon.
My commission expires 11/25/72

After recording return to:

Sam Shaw
10173 Reed St
Aumsville, Ore 97325

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

STATE OF OREGON,

County of Klamath

ss.

I certify that the within instrument was received for record on the 24th day of July, 1995, at 10:31 o'clock A. M., and recorded in book M95 on page 19049 Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co Clerk

By *Spencer Freitag* County Clerk—Recorder

Deputy

FEE: \$30.00