

20629 MTC 38510115
KNOW ALL MEN BY THESE PRESENTS, That R. CHARLES HALVORSEN, hereinafter called the grantor, the spouse of the grantee hereinafter named, for the consideration hereinafter stated, has bargained and sold and by these presents does grant, bargain, sell and convey unto GWEN K. HALVORSEN, herein called the grantee, an undivided one-half of the following described real property situated in Klamath County, Oregon, to-wit:

See attached Exhibit "A"

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining;

TO HAVE AND TO HOLD an undivided one-half of the above described real property unto the grantee forever.

The above named grantor retains a like undivided one-half of that same 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 this real property.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ other than money

① However, the actual consideration consists of or includes other property or value given or promised which is this whole consideration (indicate which). ② (The sentence between the symbols ①, if not applicable, should be deleted. See ORS 93.030.)

WITNESS grantor's hand this June day of June, 19 96.

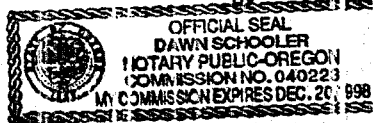
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT THE PERSON ACQUIRING TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

R. Charles Halvorsen
R. Charles Halvorsen

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on June, 19 96,

CHARLES HALVORSEN



Dawn Schooler
Notary Public for Oregon
My commission expires 12/20/98

R. CHARLES HALVORSEN
3942 LaMarada Way
Klamath Falls, OR 97603
Grantor's Name and Address:

GWEN K. HALVORSEN
3942 LaMarada Way
Klamath Falls, OR 97603
Grantor's Name and Address:

After recording return to (Name, Address, Zip):

R. CHARLES HALVORSEN
3942 LaMarada Way
Klamath Falls, OR 97603

Until requested a return send all tax statements to (Name, Address, Zip):

R. CHARLES HALVORSEN
3942 LaMarada Way
Klamath Falls, OR 97603

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of _____) ss.

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ or as fee/file/instrument/microfilm/reception No. _____, Record of Deeds of said County.

Witness my hand and seal of County affixed.

NAME _____ TITLE _____
By _____ Deputy

19392

EXHIBIT "A" **LEGAL DESCRIPTION**

Lot 3, Block 2, TRACT 1080 WASHBURN PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPT the following 2 tracts of land:

A tract of land situated in Lot 3, Block 2, as shown on the map entitled "TRACT 1080 WASHBURN PARK," a duly recorded subdivision in Klamath County, Oregon, said tract of land being more particularly described as follows:

Beginning at the Northeast corner of said Lot 3, said point being at the intersection of the Southerly right of way line of the O.C. & E. Railroad and the Westerly right of way line of Washburn Way; thence South 00 degrees 03' 30" West, along said Washburn Way right of way line, 94.58 feet; thence North 89 degrees 56' 30" West 161.96 feet to a point on the West line of said Lot 3; thence North 00 degrees 03' 30" East 138.59 feet to a point on a curve, radius point of which bears South 06 degrees 50' 01" East 356.28 feet; thence along the arc of said curve to the right (central angle equals 08 degrees 32' 26" and radius equals 356.28 feet) 53.11 feet to a point on the said Southerly right of way line of the O.C. & E. Railroad, being the North line of said Lot 3; thence South 66 degrees 51' 15" East 118.43 feet to the point of beginning.

AND a tract of land being a portion of Lot 3, Block 2, Tract 1080, WASHBURN PARK, a duly recorded subdivision, situated in the SE1/4 NE1/4, Section 4, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Beginning at the Northwest corner of said Lot 3, Block 2; thence South 00 degrees 03' 30" West, along the West line of said Lot 3, Block 2, 25.03 feet to a 5/8 inch iron pin; thence along the arc of a curve to the right (radius point bears South 06 degrees 50' 01" East 356.28 feet and central angle = 08 degrees 32' 26") 53.11 feet to a 5/8 inch iron pin on the Northerly line of said Lot 3, Block 2; thence North 66 degrees 51' 15" West 57.63 feet to the point of beginning, with bearings based on said Tract 1080, WASHBURN PARK.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ then Title _____ the 28th day
of June A.D., 1936 at 3:52 o'clock P.M., and duly recorded in Vol. M96
of Deeds _____ on Page 19391.

FEE \$35.00

By Bernetha G. Letsch, County Clerk