

35907

WARRANTY DEED TO CREATE ESTATE IN THE ENTIRETY

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0007

This Indenture Witnesseth, THAT Lydia V. McKeehan, as Personal Representative of the Estate of MARTHA GERTRUDE MCKEEHAN, hereinafter known as grantor, for the consideration hereinafter stated has bargained and sold, and by these presents does grant, bargain, sell and convey unto

GERALD R. PFEIFF and GERALDINE K. PFEIFF  
husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

See description attached hereto as Exhibit "A" and incorporated herein by this reference;

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$30,000.00  
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 set forth on the description and that she will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, Grantor has hereunto set her hand and seal  
this 19th day of September, 1984.

Estate of Martha Gertrude McKeehan (SEAL)

by Lydia V. McKeehan (SEAL)  
Personal Representative

STATE OF OREGON, County of Klamath ss. October September 4, 1984  
Personally appeared the above named Lydia V. McKeehan, Personal Representative of the Estate of Martha Gertrude McKeehan

and acknowledged the foregoing instrument to be the Estate's voluntary act and deed.

Before me:

*Damon M. Gammon*  
Notary Public for Oregon  
My commission expires 11-2-86

After recording return to:

*Damon and Elaine Pollard*  
7529 Hilgard Ave.  
Klamath Falls, OR 97603

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

No change

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 of said County. on page Record of Deeds of

Witness my hand and seal of County officed.

County Clerk-Recorder

By

Deputy

97 APR 11 P3:57

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## EXHIBIT "A"

## DESCRIPTION

A parcel of land situated in Lot 7 of Section 6, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, and being more particularly described as follows:

Beginning at a point on the north right of way line of Hilyard Avenue, said point being N.00°15'45"W., 30.00 feet and S.89°59'00"E., 68.00 feet from the southwest corner of said Section 6; thence S.89°59'00"E., 132.00 feet along a line parallel with and 30.0 feet distant from the south line of said Lot 7 of Section 6; thence N.00°15'45"W., 400.63 feet parallel with the west line of said Lot 7; thence N.88°36'25"W., 95.15 feet to a 5/8" iron rod; thence N.00°15'45"W., 228.00 feet parallel with the west line of said Lot 7, to a point on the southerly right of way line of the Enterprise Irrigation District Canal; thence N88°36'25"W., 2.00 feet to an angle point in said right of way; thence N.75°36'24"W., 106.35 feet along said right of way to its intersection with the west line of said Lot 7; thence S.00°15'45"E., 450.37 feet along said west line to a point that is N.00°15'45"W., 237.00 feet from the southwest corner of said Section 6; thence S.89°59'00"E., 68.00 feet parallel with the south line of said Lot 7; thence S.00°15'45"E., 207.00 feet parallel with the west line of said Lot 7 to the point of beginning, with said parcel containing 2.105 acres; RESERVING therefrom a non-exclusive easement for ingress and egress 20 feet in width and approximately 401 feet in length along the easterly boundary of the above described property between Hilyard Avenue and property now owned by the Grantor;

SUBJECT TO the following exceptions:

1. Reservations, restrictions, regulations, easements and rights of way of record and those apparent on the land;
2. Real property taxes, levies and assessments for 1984-85 which are now a lien but are not yet payable;
3. The AS IS condition of the above described property and the improvements located thereon; and
4. The following statement required by law:

"This instrument does not guarantee that any particular use may be made of the property described in this instrument. A buyer should check with the appropriate city or county planning department to verify approved uses."

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Lydia McKeehan the 11th day of April A.D. 19 97 at 3:57 o'clock P. M., and duly recorded in Vol. M97 of Deeds on Page 10926

FEE \$35.00  
1.00 copy

Bernetha G. Letsch, County Clerk  
by Kurtin Rose