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BRADLEY F. SEXTON

5310 Old Midland Road

Klamath Falls OR 97603

Grantor's Name and Address

Bradley F. &amp; Theresa A. Sexton

5310 Old Midland Road

Klamath Falls OR 97603

Grantee's Name and Address

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

Bradley F. &amp; Theresa A. Sexton

5310 Old Midland Road

Klamath Falls OR 97603

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

Bradley F. &amp; Theresa A. Sexton

5310 Old Midland Road

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 \_\_\_\_\_ and/or as fee/file/instrument/microfilm/reception No. \_\_\_\_\_, Records of said County.

Witness my hand and seal of County affixed.

NAME

TITLE

By \_\_\_\_\_, Deputy.

MTC 42031-MC

## DEED CREATING ESTATE BY THE ENTIRETY

KNOW ALL BY THESE PRESENTS that BRADLEY F. SEXTON

\_\_\_\_\_, hereinafter called grantor, the spouse of the grantee hereinafter named, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto THERESA A. SEXTON, herein called the grantee, an undivided one-half of that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in KLAMATH County, State of Oregon, described as follows, to-wit:

SEE ATTACHED EXHIBIT "A" WHICH BY THIS REFERENCE IS MADE A PART HEREOF

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

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 ABOVE NAMED GRANTOR HEREBY CERTIFIES THAT THE ABOVE DESCRIBED REAL PROPERTY IS NOT SUBJECT TO ANY MORTGAGE, DEED OF TRUST, OR OTHER ENCUMBRANCE, AND THAT THE GRANTOR HAS NO OTHER INTEREST IN THE PROPERTY DESCRIBED HEREIN.~~

IN WITNESS WHEREOF, the grantor has executed this instrument this 30 day of JULY, 1997.

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 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.

BRADLEY F. SEXTON

STATE OF OREGON, County of Klamath ) ss.This instrument was acknowledged before me on July 30, 1997,by BRADLEY F. SEXTON

OFFICIAL SEAL  
MARION GRANTHAM  
NOTARY PUBLIC-OREGON  
COMMISSION NO. 001144  
MY COMMISSION EXPIRES JAN 22, 2001

Notary Public for Oregon

My commission expires 1/22/01

# EXHIBIT "A" LEGAL DESCRIPTION

A piece or parcel of land situate in the E1/2 of W1/2 of NE1/4 of Section 2, Township 40 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon more particularly described as follows:

Beginning at a point in the line marking the Northerly boundary of Section 2, Township 40 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, from which the Northeasterly corner of the said Section 2 bears North 89 degrees 53' East 1747.2 feet distant; and running thence South 0 degrees 39' East 465.5 feet; thence North 78 degrees 40' East 62.5 feet; thence South 2 degrees 45' East 917 feet, more or less to a point in the line marking the Northeasterly boundary of the right of way of the C-4-C Canal of the U.S.R.S. Klamath Project; thence Southeasterly along said right of way boundary line to its intersection with the Easterly boundary of the said W1/2 of the NE1/4 of the said Section 2; thence Northerly along said boundary line to the Northeast corner of the said W1/2 of NE1/4 of said Section 2; thence South 89 degrees 53' West 422.2 feet, more or less, to the point of beginning, saving and excepting any portion of the above tract contained in the right of way of the C-4 Canal of the said U.S. Reclamation Service Klamath Project

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 1st day  
of August A.D., 19 97 at 11:52 o'clock A. M., and duly recorded in Vol. M97  
of Deeds on Page 24941.

FEE \$35.00

By Bernetha G. Letsch, County Clerk  
Kathleen Rosa