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NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.

MTC 1396-11060

Daniel B. Hawkins

4006 Twin Pines Lane

Klamath Falls, OR 97603

Grantor's Name and Address

Jeannette Hawkins

4006 Twin Pines Lane

Klamath Falls, OR 97603

Grantee's Name and Address

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

Daniel B. Hawkins &amp; Jeannette Hawkins

4006 Twin Pines Lane

Klamath Falls, OR 97603

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

Daniel B. Hawkins &amp; Jeannette Hawkins

4006 Twin Pines Lane

Klamath Falls, OR 97603

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON

County of \_\_\_\_\_

2013-001853

Klamath County, Oregon

02/20/2013 09:16:02 AM

Fee: \$47.00

I certify that the within instrument was received for record on \_\_\_\_\_, 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.

## DEED CREATING ESTATE BY THE ENTIRETY

KNOW ALL BY THESE PRESENTS that

Daniel B. Hawkins aka Daniel Hawkins

, hereinafter called grantor,

the spouse of the grantee hereinafter named, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

Jeannette Hawkins

, 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" FOR LEGAL DESCRIPTION WHICH IS MADE A PART OF THIS INSTRUMENT BY THIS REFERENCE

AMERITITLE, has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

(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 true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 1.00. However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration. (The sentence between the symbols ®, if not applicable, should be deleted. See ORS 93.030.)

IN WITNESS WHEREOF, the grantor has executed this instrument on February 14, 2013

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. THIS INSTRUMENT DOES 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Daniel B. Hawkins

STATE OF OREGON, County of Klamath

) ss. 19

This instrument was acknowledged before me on February 14, 2013, by Daniel B. Hawkins



Notary Public for Oregon

My commission expires 11/16/2015

PUBLISHER'S NOTE: If using this form to convey real property subject to ORS 92.027, include the required reference.

47 Amt

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**PARCEL 1:**

A parcel of land situated in the NW1/4 SE1/4 of Section 20, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; being a portion of vacated Block 8, Eldorado Heights Addition to the City of Klamath Falls, Oregon, being more particularly described as follows:

Beginning at a ¾ inch iron pipe marking the intersection of the Easterly line of Daggett Street and the Northerly line of Eldorado Blvd.; thence South 89° 16' East along the Northerly line of Eldorado Blvd. a distance of 233.75 feet to a ¾ inch iron pipe marking the beginning of a 19° 23' 05" curve to the right and having a radius of 756.26 feet, thence along the arc of said curve a distance of 255.84 feet to the Southeasterly corner of parcel conveyed to the City of Klamath Falls by Deed recorded March 27, 1969, in Volume M69, page 2228, Microfilm Records of Klamath County, Oregon, and the True Point of Beginning of this description; thence continuing along the Northerly line of Eldorado Blvd. and along the arc of a 10° 45' 30" curve to the right having a radius of 756.26 feet, a distance of 142.00 feet to a point; thence leaving said Northerly line North 30° 21' 05" East a distance of 110.0 feet to a point on a curve which is parallel to, concentric and 110.0 feet distant radially from the Northerly right-of-way line of Eldorado Blvd.; thence Northwesterly along last mentioned curve an arc distance of 200.97 feet to the Northeasterly corner of said parcel conveyed to City of Klamath Falls; thence South 0° 47' West along the Easterly line of said parcel a distance of 115.69 feet to the True Point of beginning.

**PARCEL 2:**

A tract of land situated in the NW1/4 SE1/4 of Section 20, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being a portion of vacated Block 8, Eldorado Heights, more particularly described as follows:

Beginning at a ¾ inch iron pipe marking the intersection of the Easterly line of Daggett Street and the Northerly line of Eldorado Blvd.; thence South 89° 16' East along the Northerly line of Eldorado Blvd. a distance of 233.75 feet to a ¾ inch iron pipe marking the beginning of a 30° 08' 35" curve to the right, having a radius of 756.26 feet; thence along the arc of said curve Southeasterly and along the Northerly line of Eldorado Blvd., a distance of 397.84 feet to an iron pin marking the Southeasterly corner of parcel conveyed by Harry R. Waggoner to P.H. Leeling, et al., by deed recorded June 14, 1977 in Volume M77, page 10392, Microfilm Records of Klamath County, Oregon, and the True Point of Beginning of this description; thence continuing along the Northerly line of Eldorado Blvd. and along the arc of a 10° 32' 40" curve to the right, having a radius of 756.26 feet, a distance of 139.16 feet to the Southeasterly corner of Lot 19, Block 8, now vacated; thence North 41° 26' 44" East along the Easterly line of said Lot 19, a distance of 110.0 feet to the Northeasterly corner thereof; thence Northwesterly along the arc of a curve which is parallel with, concentric to, and 110 feet distant radially from the Northerly line of Eldorado Blvd. a distance of 160.46 feet, more or less, to the Northeasterly corner of said

(Parcel 2 Continued)

parcel described in Volume M77, page 10392; thence South  $30^{\circ} 21' 05''$  West along the Easterly line of last mentioned parcel a distance of 110.0 feet to the point of beginning.

LESS AND EXCEPT a parcel of land situated in the NW1/4 SE1/4 of Section 20, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and being a portion of vacated Blocks 7 and 8 and vacated Clairmont Street, Eldorado Heights Addition to the City of Klamath Falls, Oregon, being more particularly described as follows:

Beginning at a 1" iron pipe marking the Southeasterly corner of Lot 19 of said Block 8; thence Southeasterly along the Northerly right of way line of Eldorado Boulevard a distance of 104.69 feet, said right of way line being the arc of a curve concave to the Southwest having a radius of 756.26 feet; thence North  $49^{\circ} 03' 38''$  East a distance of 119.99 feet to a point on the Northeasterly line of Lot 3 of said Block 7; thence North  $32^{\circ} 04' 46''$  West a distance of 63.65 feet to the Northwest corner of Lot 2 of said Block 7; thence North  $67^{\circ} 19' 42''$  West a distance of 63.24 feet to the Northeast corner of Lot 19 of said Block 8; thence Northwesterly along the Northeasterly line of said Lot 19 a distance of 18.10 feet, said line being the arc of a curve concave to the Southwest having a radius of 866.26 feet; thence South  $34^{\circ} 59' 30''$  West a distance of 110.44 feet to a point on the Northerly right of way line of Eldorado Boulevard; thence Southeasterly along said right of way line, said line being a curve concave to the Southwest having a radius of 756.26 feet, a distance of 6.31 feet to the point of beginning.

**PARCEL 3:**

Beginning at the intersection of the West right-of-way line of Lexington Avenue and the Northerly right-of-way line of Eldorado Boulevard located in the vacated plat of Eldorado Heights, a recorded subdivision in Klamath County, Oregon, which point is the most Southerly corner of Lot 26, Block 7 of the vacated plat of Eldorado Heights, thence North  $0^{\circ} 05'$  West along the West right-of-way line of Lexington Avenue, 209.3 feet to the TRUE POINT OF BEGINNING of this description; thence North  $31^{\circ} 47'$  West, 169.68 feet; thence North  $58^{\circ} 13'$  East, 105.00 feet; thence South  $0^{\circ} 05'$  East, 199.55 feet to the true point of beginning. (Said parcel formerly being shown and designated on the plat of vacated Eldorado Heights as Park.)