

## DEED CREATING TENANTS BY ENTIRETY

Charles H. Spicer      **Grantor**

Marilyn A. Spicer      **Grantees**  
Charles H. Spicer

After recording return to:  
Alexis Packer, Attorney at Law  
585 "A" Street, Suite 3  
Ashland, OR 97520

Until a change is requested all tax statements  
shall be sent to the following address:  
Marilyn & Charles Spicer  
29333 Highway 97 North  
Chiloquin, OR 97624

THIS IS

**2015-010502**

**Klamath County, Oregon**



00176308201500105020030037

09/23/2015 11:36:56 AM

Fee: \$52.00

Charles H. Spicer, Grantor, the spouse of the Grantee, hereby conveys to Marilyn A. Spicer, Grantee, an undivided one-half interest in the following real property, including the tenements, hereditaments and appurtenances belonging or in any way appertaining, situated in Klamath County, Oregon with the following legal description:

Tract 1: The South Half of the South Half of the South Half of the Northwest Quarter, and the North Half of the Southwest Quarter of Section 34 in Township 35 South of Range 7, East of the Willamette Meridian, Klamath Falls, Oregon.

Tract 2: The Southwest Quarter of the Southwest Quarter of Section 34, of Township 35 South, Range 7, East of the Willamette Meridian, Klamath Falls, Oregon, less 4.6 acres along the West side thereof, conveyed to the State of Oregon for Highway purposes and described in deed recorded in Book 116, Page 469, Deed Records of Klamath County, Oregon.

LESS: Previously sold to Howard E. Salvage and Maude A. Salvage: A tract of land situated in the Southwest Quarter of the Southwest Quarter of Section 34 in Township 35 South, Range 7 East of the Willamette Meridian, Klamath Falls, Oregon, and more particularly described as follows: Beginning at an iron pin located South 1°29' East, a distance of 1320.4 feet from the West Quarter corner of Section 34 South of Range 7 East of the Willamette Meridian, Klamath Falls, Oregon, said Quarter corner being monumented by a 1" iron pipe, 3 feet long, and said beginning point being on the East boundary line of the State Highway; thence East along the North line of the Southwest Quarter of the Southwest Quarter of said Section, Township and Range, a distance of 405.00 feet to an iron pin; thence South 225.00 feet to an iron pin; thence West 366.6 feet to the East boundary of the State Highway to an iron pin; thence North 9°45' West along said East boundary of said Highway, a distance of 228.0 feet, more or less, to the point of beginning.

AND LESS: Previously sold to Sheldon F. Fay and Lloyd B. Clark: Beginning at a point on

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the Easterly right of way line of the U.S. Highway No. 97 which is 228 feet Southerly from the Northwest corner of the Southwest Quarter of the Southwest Quarter of Section 34, Township 35 South, Range 7 East of the Willamette Meridian, Klamath Falls, Oregon; thence running Southeasterly along the Easterly right of way line of said Highway No. 97, 600 feet; thence due East 265 feet; thence Northwesterly and parallel to the said Easterly right of way line of Highway No. 97, 600 feet; thence due West 265 feet to the point of beginning, all in Klamath County, Oregon; TOGETHER WITH an easement for ingress and egress over a 40 foot strip of land adjoining the above described real property on the South side, this 40 foot strip of land to be for the joint use and enjoyment of grantor and grantees, their heirs or assigns for roadway purposes.

The true consideration for this conveyance is \$ -0-. The sole purpose of this conveyance is for estate planning purposes.

The Grantor retains a like undivided one-half interest in that same real property, and it is the intent and purpose of this instrument to create, and here hereby is created, an estate by the entirety between husband and wife as to this real property.

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 OR 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.

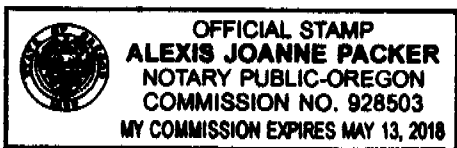
Dated this 18<sup>th</sup> day of September, 2015.

*(Continued on the following page)*

Charles H. Spicer  
CHARLES H. SPICER

State of Oregon                }  
  }  
County of Jackson            }       SS

This instrument was acknowledged before me on September 18, 2015, by Charles H. Spicer.



Alexis Joanne Packer  
Notary Public for Oregon  
My Commission expires: May 13, 2018