

1967

KNOW ALL MEN BY THESE PRESENTS, That JOE W. HARRISON and DOROTHY HARRISON, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by LOUIS F. THOMAS and ROSALIND E. THOMAS, husband and wife

hereinafter called grantees, hereby grants, bargains, sells and conveys unto the said grantees, not as tenants in common but with the right of survivorship, their assigns and the heirs of the survivor of said grantees, all of the following described real property with the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining, situated in the County of Klamath, State of Oregon, to-wit:

The legal description is attached hereto and made a part hereof.

TO HAVE AND TO HOLD the above described and granted premises unto the said grantees, their assigns and the heirs of such survivor, forever; provided that the grantees herein do not take the title in common but with the right of survivorship, that is, that the fee shall vest absolutely in the survivor of the grantees.

And the grantor above named hereby covenants to and with the above named grantees, their heirs and assigns, that grantor is lawfully seized in fee simple of the above granted premises, that the said premises are free from all encumbrances

and that grantor will warrant and forever defend the above granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 12,000.00

However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which).

In construing this deed and where the context so requires, the singular includes the plural, the masculine includes the feminine and the neuter and, generally, all grammatical changes shall be made, assumed and implied to make the provisions hereof apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument on the 26th day of April, 1968; if the grantor is a corporation, it has caused its corporate name to be signed and its corporate seal to be affixed hereunto by its officers duly authorized thereunto by order of its Board of directors.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, California }  
County of Riverside } ss.  
April 26, 1968

Personally appeared the above named Joe W. Harrison and Dorothy Harrison and acknowledged the foregoing instrument to be their voluntary act and deed.

(OFFICIAL SEAL)

Before me: *McDermott*  
Notary Public for Oregon  
My commission expires: Nov. 9, 1970

STATE OF OREGON, County of } ss.  
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Personally appeared \_\_\_\_\_ and \_\_\_\_\_ who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of \_\_\_\_\_, a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me: \_\_\_\_\_  
Notary Public for Oregon  
My commission expires: \_\_\_\_\_

(OFFICIAL SEAL)

NOTE—The sentence between the symbols ©, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

# WARRANTY DEED

(SURVIVORSHIP)

TO

After recording mail to:  
Louis F. Thomas  
P. O. Box 162  
San Jacinto, California  
92383

(DON'T USE THIS SPACE! RESERVED FOR RECORDING LABEL IN COUNTIES WHERE USED.)

STATE OF OREGON, } ss.  
County of \_\_\_\_\_

I certify that the within instrument was received for record on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in book \_\_\_\_\_ on page \_\_\_\_\_ Record of Deeds of said County.

Witness my hand and seal of County affixed.

By \_\_\_\_\_ Title.  
Deputy.

20448

4168

PARCEL 1: The Northwest quarter of the Southeast quarter and the North half of the Northeast quarter of the Southeast quarter and the North half of the Southwest quarter of the Southeast quarter of Section 32, Township 35 South, Range 13 East, of the Willamette Meridian.

PARCEL 2: A non-exclusive roadway easement for ingress and egress 30 feet in width abutting the East and South sides of the following described line:

Beginning at the South quarter corner of Section 32, Township 35 South, Range 13 East of the Willamette Meridian, and running thence North on the North-South center line of said Section 32 to the center of said Section; thence East on the East-West center line of said Section 32 to the East quarter corner of said Section; thence North on the West line of Section 33 to the Northwest corner of the South half of the Northwest quarter of the Northwest quarter of said Section 33; thence East along the North line of the South half of the North half of the North half of said Section 33 to the Southwest corner of the North half of the Northeast quarter of the Northeast quarter of said Section 33; thence North along the West line of said North half of the Northeast quarter of the Northeast quarter to the existing public road along the North line of said Section 33.

It is understood and agreed that at such time as public roads are made available to the hereinabove described Parcel 1, this easement shall terminate and be of no further effect.

EXHIBIT "A"

STATE OF OREGON, COUNTY OF KLAMATH, ss.

Filed for record at request of *Transamerica Title Ins Co*  
this *7* day of *May*, A.D. 1968, at *3:55* o'clock *P.*M., and  
duly recorded in Vol. *368*, of *Deeds* on Page *4167*

DOROTHY R. RICE, County Clerk  
By *Lois M. Knutson*

*Fee 3<sup>00</sup>*

*77*