

VOL. 10889

KNOW ALL MEN BY THESE PRESENTS, That A. L. SWINGLE and RUTH E. SWINGLE, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by NORMAN C. SIMPSON and NINA E. SIMPSON, 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 thereunto belonging or in any wise appertaining, situated in the County of Klamath, State of Oregon, to-wit:

See Exhibit "A" attached hereto and by this reference 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 \$3,000.00

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 12th day of December, 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.

A. L. SWINGLE  
RUTH E. SWINGLE

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, )  
County of Klamath ) ss.  
December 12, 1968  
Personally appeared the above named A. L. Swingle and Ruth E. Swingle  
and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:  
Margaret L. Harris  
Notary Public for Oregon  
My commission expires: 3-19-71

STATE OF OREGON, County of ) ss.  
Personally appeared )  
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 (OFFICIAL SEAL)  
My commission expires:

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  
D. W. Hoak  
214 1st NW 1/2 Bl Bldg.  
City

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

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 on page. Record of Deeds of said County. Witness my hand and seal of County affixed.

Title.  
By Deputy.



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"Exhibit A"

The following described real property in Klamath County, Oregon:

Part of tract 48 of MERRILL TRACTS, described as follows:

Commencing at a point on a line between Sections 2 and 11 in Township 41 South, Range 10 East of the Willamette Meridian, said point being West along said line a distance of 45.6 feet from the North quarter corner of said Section 11, and being the Northwest corner of a tract conveyed to Charles W. Krantz, and wife, by deed recorded May 15, 1953, in Book 260, page 610; thence

West along said Section line a distance of 156.4 feet to the Northeast corner of a tract conveyed to Lucile Markee by deed recorded February 15, 1950 in Book 236, page 583; thence

South 162 feet; thence

West 70 feet to the East line of a tract conveyed to Billie Joe Mattox, and wife, by deed recorded February 23, 1967, in M-67 at page 1241; thence

South to the South line of Tract 48 of MERRILL TRACTS; thence

East along the South line of said tract 48 to the West line of a tract conveyed to Robert Taylor and Naomi Taylor by deed recorded July 14, 1966 in M-66, at page 716; thence

North along the West line of said Taylor tract to the Southeast corner of said tract conveyed to said Charles W. Krantz, and wife; thence

West along the South line of said Krantz tract to the Southwest corner thereof; thence

North along the West line of said Krantz tract a distance of 230 feet to the point of beginning.

SAVING AND EXCEPTING the North 30 feet taken for roadway purposes.

STATE OF OREGON, COUNTY OF KLAMATH; ss.

Filed for record at request of O. W. Goakey  
this 17th day of December 1968 at 1:16 o'clock P. M., and  
duly recorded in Vol. M-68, of Deeds on Page 10889

Fee \$3.00

DOROTHY ROGERS, County Clerk

By *Charles K. Westman*  
Deputy

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