

KNOW ALL MEN BY THESE PRESENTS, That Albert M. Scott and Evelyn A. Scott, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by David Marion Patterson, Marilyn Elizabeth Patterson and Roberta Leanne Ramsey, 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:

A tract of land situated in the NE 1/4 of Section 9, Township 39 South, Range 11 East of the Willamette Meridian, more particularly described as follows:
Beginning at a 5/8 inch iron pin, with cap, located at the intersection of vacated Klamath Street and vacated Seattle Avenue, in the vacated Bowne Addition to the Town of Bonanza; thence South 01°35'10" East 446.69 feet; thence North 89°51'10" West parallel to College Street 93.00 feet; thence South 36°13'28" West 71.73 feet; thence South 01°35'10" East 125.00 feet to the North line of said College Street; thence North 89°51'10" West (over)

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 \$ 4,785.00

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 15th day of August, 1973; 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.

STATE OF OREGON, ss.
County of Klamath
August 19, 1973
Personally appeared the above named Albert M. Scott and Evelyn A. Scott, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me, Notary Public for Oregon
My commission expires: 11-2-75

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
My commission expires:

WARRANTY DEED (SURVIVORSHIP)
TO
Mr. David M. Patterson
P. O. Box 14
Dairy, Oregon 97625

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 of Record of Deeds of said County.
Witness my hand and seal of County affixed.
By Title.
Deputy.

11253

211.27 feet the Southwest corner of vacated Block 21 of said Bowne Addition; thence North 00°04'35" East along the West line of vacated Block 21 and Block 2 of said Bowne Addition 629.40 feet to the center of vacated Klamath Street; thence South 89°51'10" East along the centerline of said vacated Klamath Street 330.00 feet to the point of beginning.

Subject to: City Liens, if any, due the City of Bonanza; Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Horsefly Irrigation District; The interest of Milburn Burk and Winnifred Burk, husband and wife, as disclosed by deed recorded February 19, 1968, in M-68 at page 1268 (affects the Northerly 13.1 feet); Rights of the public in and to any portion of said premises lying within the limits of roads and highways; Easements and rights of way of record or apparent on the land, if any; and to real property taxes for fiscal year commencing July 1, 1973, which are now a lien but not yet payable.

STATE OF OREGON, COUNTY OF KLAMATH; ss.

Filed for record at request of TRANSAMERICA TITLE INS. CO.
this 20th day of AUGUST A. D. 19 73 at 11:36 o'clock A.M., and
duly recorded in Vol. M 73, of DEEDS on Page 11252

FEE \$ 4.00

By Wm D. MILNE, County Clerk
[Signature]