

EDRM No. 690—DEED, WARRANTY (Survivorship) (Individual or Corporate).  
1967

KNOW ALL MEN BY THESE PRESENTS, That **BLAIR M. HENDERSON**, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by **STEPHEN N. BELL and JOHN D. BELL** 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 Attachment

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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, easements, restrictions and liens of record and those apparent upon the land.

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 \$ **0.00**.  
~~However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which)~~ (This is part of a straw man transaction.)

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 **August** day of **19 73**; 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 hereunto by order of its board of directors.

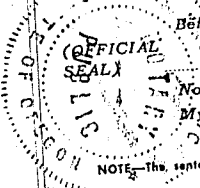
*Blair M. Henderson*  
Blair M. Henderson

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, } ss.  
County of **Klamath**,  
**August 24**, 19 **73**.  
Personally appeared the above named  
**Blair M. Henderson**  
and acknowledged the foregoing instrument to be his voluntary act and deed.

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

Before me:  
*Karen Rice*  
Notary Public for Oregon  
My commission expires: **4-24-77**



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)

**BLAIR M. HENDERSON**  
TO  
**STEPHEN N. BELL &**  
**JOHN D. BELL**

STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

No. *Blair M. Henderson*  
*325 Main*  
*15-2*

(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 *[Signature]* Deputy.

## \*ATTACHMENT

A parcel of land situate in Lots 39 and 40, FAIR ACRES SUBDIVISION NO. 1 and being more particularly described as follows: Beginning at an iron pin on the Southwest corner of Lot 39 of FAIR ACRES SUBDIVISION NO. 1, and running; thence North along the West line of said Lot 39, 139.2 feet to the Northwest corner of said Lot 39; thence East along the North line of said Lot 39, 131.0 feet; thence North parallel to the West line of Lot 40, 139.2 feet; thence East parallel to the South line of Lot 40, 90.0 feet; thence South parallel to the West line of Lots 39 and 40, 278.4 feet to an iron pin on the South line of Lot 39 from which the iron pin marking the Southeast corner of Lot 39 bears East 92.0 feet distant; thence West along the South line of said Lot 39, 221.0 feet, more or less, to the point of beginning. EXCEPTING THEREFROM the Westerly 5.0 feet of Lot 39 conveyed to the County for road purposes in Volume 349 at page 474 and excepting therefrom any easements and/or rights of way for a sanitary sewer of the South Suburban Sanitary District and Canal of the Enterprise Irrigation District of record or apparent upon the premises.

SUBJECT TO: Contracts, liens, assessments, rules, regulations and laws for irrigation, drainage and sewage, and reservations, restrictions, easements and rights of way of record, and those apparent on the land, and, 1967-1968 real property taxes and all future taxes.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of BLAIR HENDERSON

this 27th day of AUGUST A.D. 1973 at 11:02 o'clock A.M. and  
duly recorded in Vol. M 73, of DEEDS on Page 11526

FEE \$ 4.00

Wm D. MILNE, County Clerk  
By *Hazel Drayton*