

KNOW ALL MEN BY THESE PRESENTS, That EVERETT R. DENNIS and FRANCES DENNIS, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by ALLEN L. PURDY and NELVA L. PURDY, 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 ATTACHED

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 subject to building restrictions of Record, and to perpetual right of way & easement over and across the SW 1/4 50 feet of the above desc. property for roadway and utilities. This property is within the boundaries of the So. Sub. Sanitary Dist., and the Klamath Irrigation Dist., and subject to rights of way and any charges in connection therewith, 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 \$ 615.00. However, the actual consideration consists of or includes other property or value given or promised which is 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 17th day of December, 1974; 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.

Everett R. Dennis  
Frances Dennis

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, )  
County of Klamath ) ss.  
December 17th, 1974  
Personally appeared the above named EVERETT R. DENNIS and FRANCES DENNIS, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:  
(OFFICIAL SEAL) Carolyn DeVore  
Notary Public for Oregon  
My commission expires: Mar 6, 1977

STATE OF OREGON, County of ) ss.  
1974  
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 (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

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

STEVENS NESS LAW PUB. CO., PORTLAND, ORE.  
sent Deed + Tax Statement  
Allen & Nelva L Purdy.  
5215 So. Ctina  
Klamath Falls, Oregon  
97601

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.

16055

A tract of land in the SW $\frac{1}{4}$  of the NW $\frac{1}{4}$  of Section 14, Township 39 $\frac{1}{2}$  S, Range 9 E.W.M. in Klamath County, Oregon, described as follows: Beginning at the SE corner of Lot 16 of SUMMERS HEIGHTS, a platted subdivision in Klamath County, Oregon, thence South along the East line of said SUMMERS HEIGHTS a distance of 30 feet to the South line of the SW $\frac{1}{4}$  of the NW $\frac{1}{4}$  of said Section 14; thence Easterly 50 feet along said line to an iron pin; thence North 12°00' East a distance of 470.25 feet to an iron pin, which is also the intersection of the Southwesterly line of South Etna Street; thence South 37°18' East along said line a distance of 82.36 feet to an iron pipe, which is also a point of tangent of aforementioned street right of way; thence South 29°42' East a distance of 110.0 feet to an iron pin; and the true point of beginning also being the SW corner of M71 page 3689; thence South 29°42' East a distance of 20 feet; thence North 49°30' East parallel to the South line of Volume M71 page 3689 a distance of 137.74 feet to an iron pin on the Westerly border of U.S.R.S. Lateral A-3-D; thence Northwest along said Westerly line a distance of 20 feet more or less, to the Southeast corner of Volume M71 page 3689; thence South 49°30' West along said M71 page 3689 to the point of beginning.

DEC 13 1974

RECEIVED

2:25 PM

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of KLAMATH COUNTY TITLE CO

this 13th day of DECEMBER A.D. 19 74 at 2:25 P M, and

July recorded in Vol. M 74, of DEEDS on Page 16054

FEE \$ 4.00

Wm D. MILNE, County Clerk

By *Hazell Draz*