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16175

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

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

1967

KNOW ALL MEN BY THESE PRESENTS, That Philip S. Pavlik & Josephine L. Pavlik H&W, 6945 W. 77th Street, Los Angeles, Calif. 90045, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Jack F. Morris and Nancy L. Morris H & W, 13372 Coral Reef Rd., Tustin, California 92680 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: Township 36 South, Range 10 East, W.M. Section 14: South $\frac{1}{2}$ Gov't Lot 20, excepting therefrom the Easterly 220 Feet and Gov't Lot 21, excepting therefrom the Easterly 220 Feet of the Northerly 120 feet.

This conveyance made subject to Exhibit "A" 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

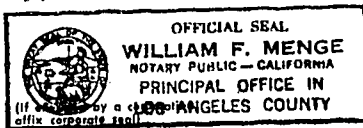
and that grantor will warrant and forever defend the above granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 5400.00

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

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 11th day of June, 1969; 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.



Philip S. Pavlik
Josephine L. Pavlik

STATE OF ~~XXXXXX~~ California) ss.

County of Los Angeles)

JUNE 11th, 1969
Personally appeared the above named Philip S. Pavlik & Josephine L. Pavlik

and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:
(OFFICIAL SEAL) William F. Menge
Notary Public for ~~XXXXXX~~ California
My commission expires: WILLIAM F. MENCE
My Commission Expires June 4, 1971

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.

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)

WARRANTY DEED

(SURVIVORSHIP)

PHILIP S. PAVLIK and

JOSEPHINE L. PAVLIK

TO

JACK F. MORRIS and

NANCY L. MORRIS

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

No.

Jack F. Morris
13372 - Coral Reef Rd.
Tustin Calif -
92680

(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 P.M., and recorded in book on page Record of Deeds of said County.

Witness my hand and seal of County affixed.

By Title Deputy.

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EXHIBIT "A"

Easements, rights of way of record and those apparent on the land and;

Grantor reserves for grantee and for adjoining property owners and their assigns and successors, a 60 ft. wide easement for joint user roadway and all other roadway purposes over and across a 60 ft. wide strip of land laying north of, adjoining, and parallel to the southerly boundary of the N 1/2 of Sec. 23: T 36S, R 10E, W.M. and;

Also over and across a 60 ft. wide strip of land laying North of, adjoining, and parallel to the southerly boundary of NW 1/4 of Sec. 24: T 36S, R 10E, W.M. and;

Also over and across a 60 ft. wide strip of land laying east of, adjoining, and parallel to the westerly boundary of NW 1/4 of Sec. 23: T 36S, R 10E, W.M. and;

Also over and across a 60 ft. wide strip of land laying north of, adjoining, and parallel to the southerly boundary of E 1/2 of SW 1/4 of Sec. 23: T 36S, R 10E, W.M. and;

Also over and across a 60 ft. wide strip of land laying north of, adjoining, and parallel to the southerly boundary of Sec. 14: T 36S, R 10 E., W.M. and;

Also over and across a 60 ft. wide strip of land laying north of, adjoining, and parallel to the southerly boundary of SE 1/4 of Sec. 15: T 36S, R 10E, W.M. and;

Also over and across a 60 ft. wide strip of land laying east of, adjoining, and parallel to the westerly boundary of Lots #13, #20, #21, #28, #29, Sec. 13: T 36S, R 10E, W.M. and;

Also over and across a 60 ft. wide strip of land laying east of, adjoining, and parallel to the westerly boundary of Lots #18, #23, #26, #31, #30, #27, #22, Sec. 14: T 36S, R 10E, W.M. and;

Also over and across a 60 ft. wide strip of land laying north of, adjoining, and parallel to the southerly boundary of Lots #21, #22, #23, #24, Sec. 14: T 36S, R 10E, W.M. and;

Also over and across a 60 ft. wide strip of land laying east of, adjoining, and parallel to the westerly boundary of NE 1/4, Sec. 23: T 36S, R 10E, W.M. and;

Also over and across a 60 ft. wide strip of land laying west of, adjoining, and parallel to the easterly boundary of NW 1/4 of Sec. 24: T 36S, R 10E, W.M., and of the SW 1/4 of Sec. 13: T 36S, R 10E, W.M. and that part of Lot #14, Sec. 13: T 36S, R 10E, W.M. that lays south of SRAQUE River Highway.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of JACK F. NOBIS

this 23rd day of DECEMBER A.D., 1974 at 2:50 o'clock P.M., and duly recorded in Vol. 74 of DEEDS on Page 16175

FEE \$ 4.00

WM. D. MILNE, County Clerk

By *Harold Dwyer* Deputy