

10983

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KNOW ALL MEN BY THESE PRESENTS, That BEN W. ASH and DONA M. ASH, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by BEN W. ASH, DONA M. ASH, DONETTA L. PERRY, WADE W. ASH, and BERT W. ASH 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:

Measuring from the Southeast corner of Government Lot 1 in Section 15, Township 34 South, Range 7 East of the Willamette Meridian; thence West 391 feet to the point of beginning which is a corner of Block 5 of Woodland Park Subdivision. This point being marked with an iron peg; thence South 580 feet; thence West 452 feet to an iron peg at high water on the Williamson River; thence Northerly along the river bank 597 feet to an iron peg on the river bank; thence East 543 feet to the point of beginning.

(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 except as noted of record and those apparent upon the land as of the date of this deed; However, the herein named grantees are hereby restricted from selling, assigning or otherwise transferring their individual interests in the above described real property without express consent of the holders of the remaining interests; 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-  
 However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which) ①

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 12<sup>TH</sup> day of February, 1976; 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.

Ben W. Ash  
 Dona M. Ash

(If executed by a corporation,  
 affix corporate seal)

STATE OF OREGON, )  
 County of Klamath ) ss.  
 February 12, 1976  
 Personally appeared the above named Ben W. Ash and Dona M. Ash, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

(OFFICIAL SEAL)  
 Before me:  
 Notary Public for Oregon  
 My commission expires:  
 July 16, 1976

STATE OF OREGON, County of ) ss.  
 Personally appeared , 19 , and 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:

NOTE—The sentence between the symbols ①, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

## WARRANTY DEED

(SURVIVORSHIP)

Ben W. Ash and Dona M. Ash  
 Chiloquin, Oregon 97624  
 TO  
 Donetta L. Perry, Wade W. Ash,  
 Bert W. Ash

STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.  
 AFTER RECORDING RETURN TO:  
 WINEMA REAL ESTATE  
 P.O. Box 376

(DON'T USE THIS  
 SPACE; RESERVED  
 FOR RECORDING  
 LABEL IN COUN-  
 TIES WHERE  
 USED.)

STATE OF OREGON, )  
 County of Klamath ) ss.

I certify that the within instru-  
 ment was received for record on the  
 5th day of March, 1976  
 at 11:51 o'clock A.M., and recorded  
 in book 176 on page 3138  
 Record of Deeds of said County.

Witness my hand and seal of  
 County affixed.

By \_\_\_\_\_ Title.  
 Deputy.

Until a change is requested, all  
 tax statements shall be sent to  
 the following name and address

NO CHANGE Ben W. Ash

FORM No. 633—WARRANTY

KNOW ALL

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