

44886

WARRANTY DEED—SURVIVORSHIP

Vcl. M Page 5262

KNOW ALL MEN BY THESE PRESENTS, That John M. Schoonover, hereinafter called the grantor, 7740 Cannon St., Klamath Falls, Oregon 97601, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Thomas C. Foxen & Carol M. Foxen, 1412 "C" Castillo St., Santa Barbara, California 93101, 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:

Lot #28: W $\frac{1}{2}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$ NW $\frac{1}{4}$ Section 19, TWP25S R8E W. M. Five acres M or L. Subject to a thirty foot (30 ft.) wide easement along the North boundary, and a fifteen foot (15 ft.) wide easement along the West boundary for mutual roadway use. Subject to a power utility easement. Subject to reservations and restrictions of record.

(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 said premises, that same are free from all encumbrances

and that grantor will warrant and forever defend the said 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 \$3,200.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration; (indicate which). (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 6th day of June, 1977, if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

John M. Schoonover

STATE OF OREGON,

County of Klamath } ss.
June 6, 1977

Personally appeared the above named John M. Schoonover

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires Jan. 28, 1978

STATE OF OREGON, County of } ss.
June 6, 1977

Personally appeared

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:

(OFFICIAL SEAL)

John M. Schoonover
7740 Cannon Street,
Klamath Falls, Oregon 97601

GRANTOR'S NAME AND ADDRESS

Thomas C. Foxen & Carol M. Foxen
1412 "C" Castillo Street,
Santa Barbara, California 93101

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. & Mrs. Thomas C. Foxen
1412 "C" Castillo Street,
Santa Barbara, California 93101

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

Mr. & Mrs. Thomas C. Foxen
1412 "C" Castillo Street,
Santa Barbara, California 93101

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 20th day of March, 1978, at 9:43 o'clock A.M., and recorded in book M78 on page 5262 or as file/reel number 44886

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

Recording Officer
By Bernetha Helch Deputy
\$3.00

col 300